HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2015

Highlights

- Housing starts in the Vancouver CMA trended higher in April 2015 at 19,784 units compared to 18,206 units in March 2015;
- Actual levels of both single-detached and multiples starts increased over April 2014 levels; and
- Housing starts in the Abbotsford-Mission CMA tracked higher in April at 550 units compared to 507 units in March 2015.

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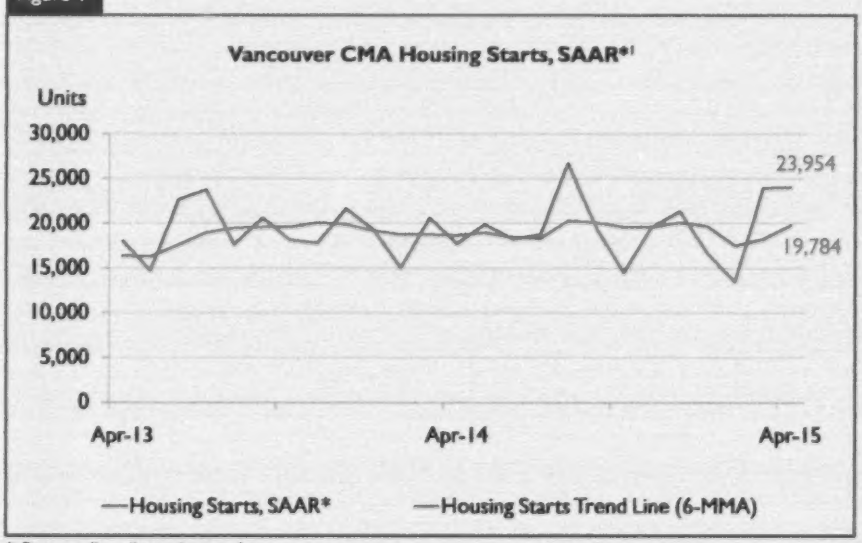

* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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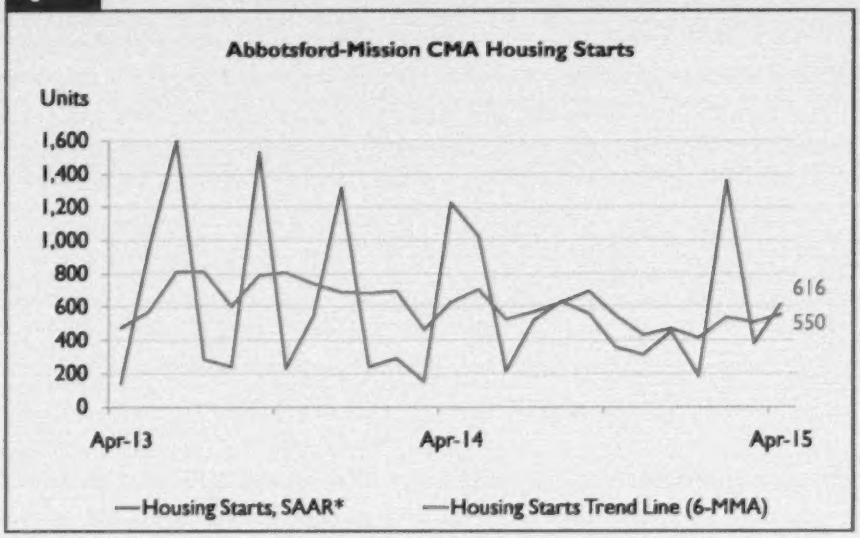
Housing Market Overview

Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 19,784 units in April 2015 compared to 18,206 in March 2015 (Table 1). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of housing starts.

Actual year-to-date housing starts totalled to 6,286 in April 2015, a 7.5 per cent increase compared to last year. The pace of single-detached and multiple-family starts have risen 13 per cent and 6 per cent so far this year, bringing the total to 1,372 and 4,914 homes, respectively. Over 50 per cent of the new construction activity was driven by starts in the cities of Surrey and Vancouver. At 26,502, the number of units under construction was up by 13 per cent compared with last year, with increase in both multiple-family and single-detached units.

There were 4,477 units completed in the first four months of 2015, 19.9 per cent below last year. The inventory of completed and unsold (unabsorbed) new homes remains below year-earlier levels. At the end of April there were 2,806 unabsorbed homes, compared to 3,811 units in 2014. This decline was seen across all dwelling types in the Vancouver CMA.

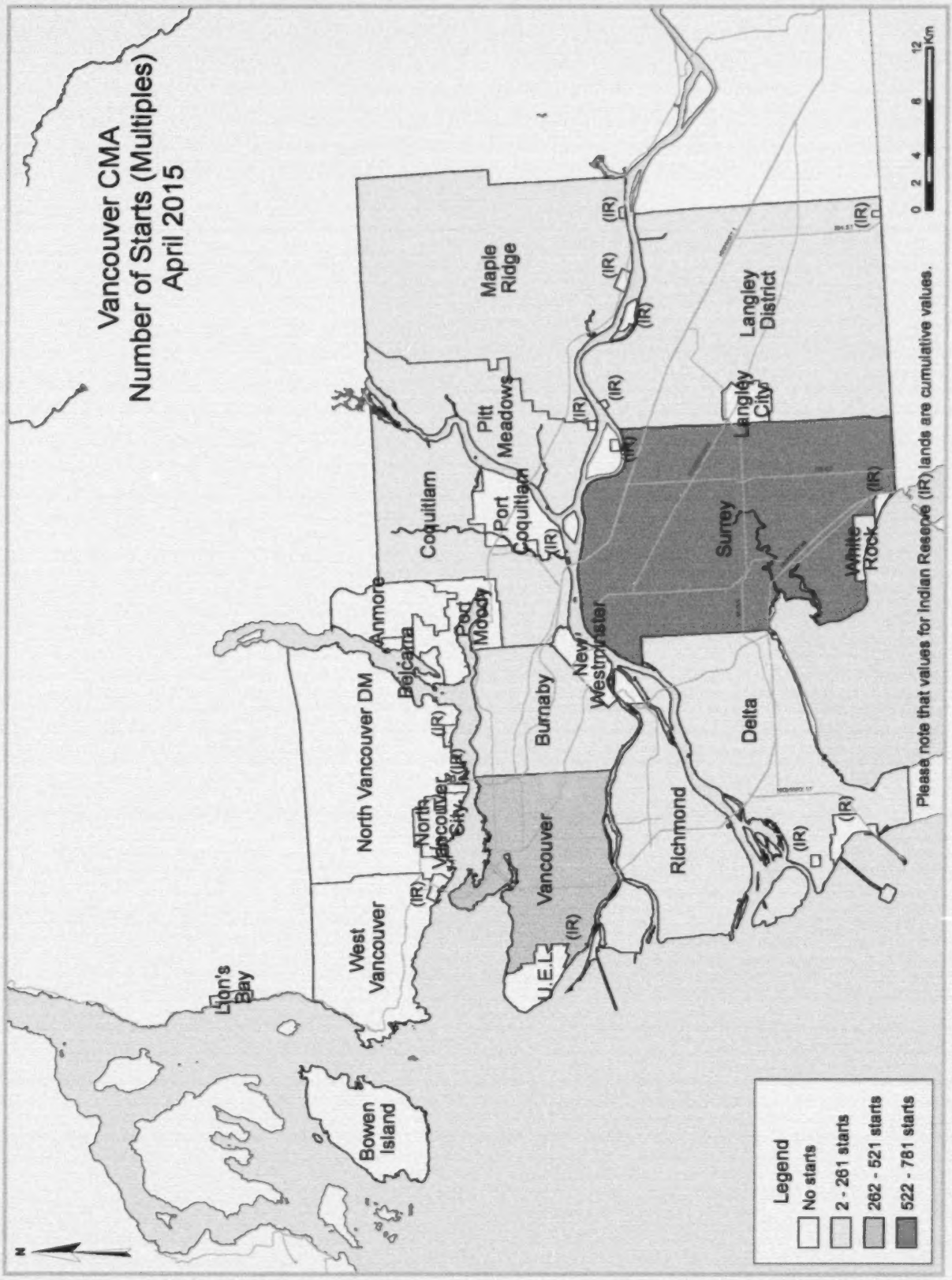
Figure 2

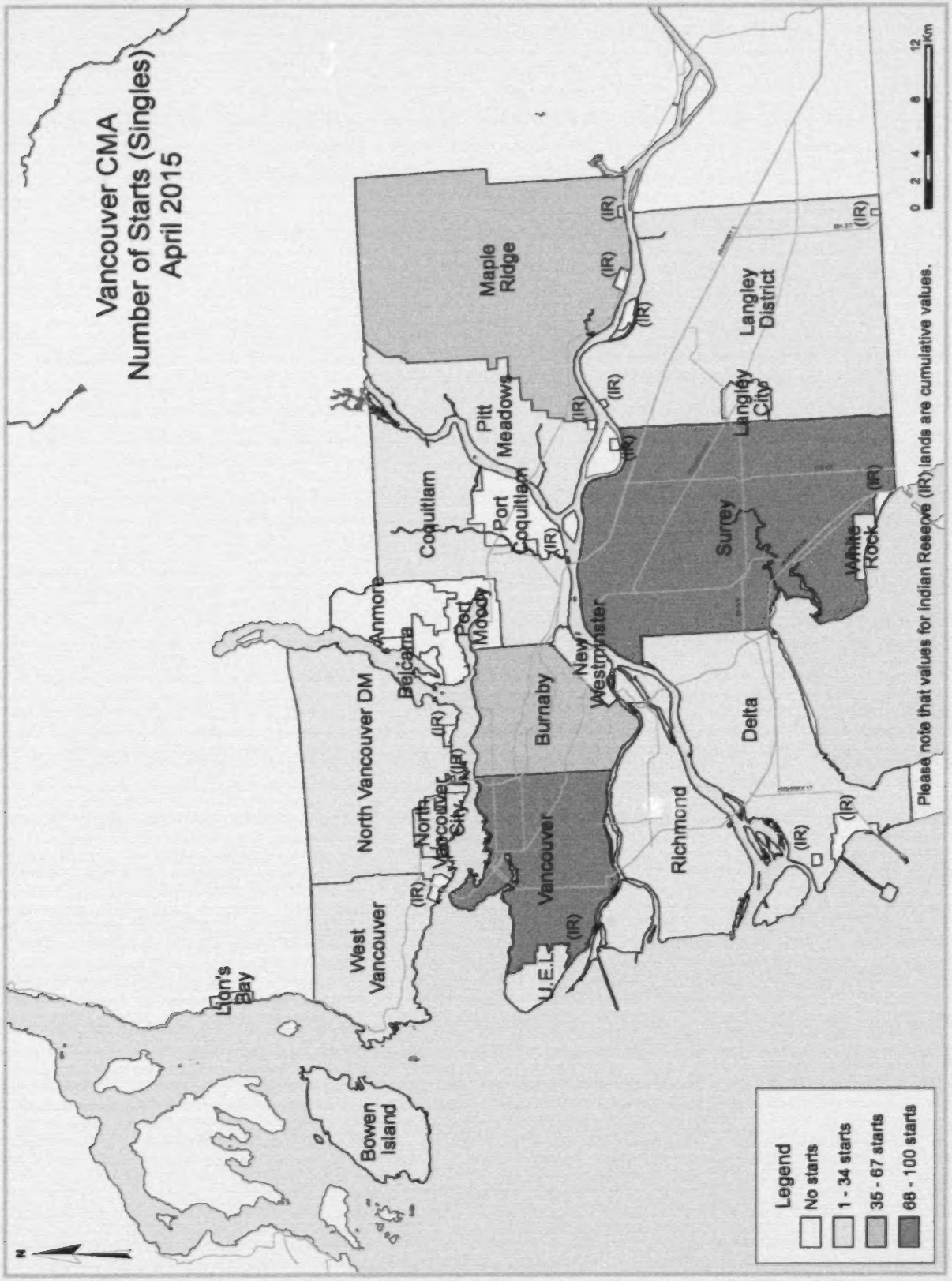


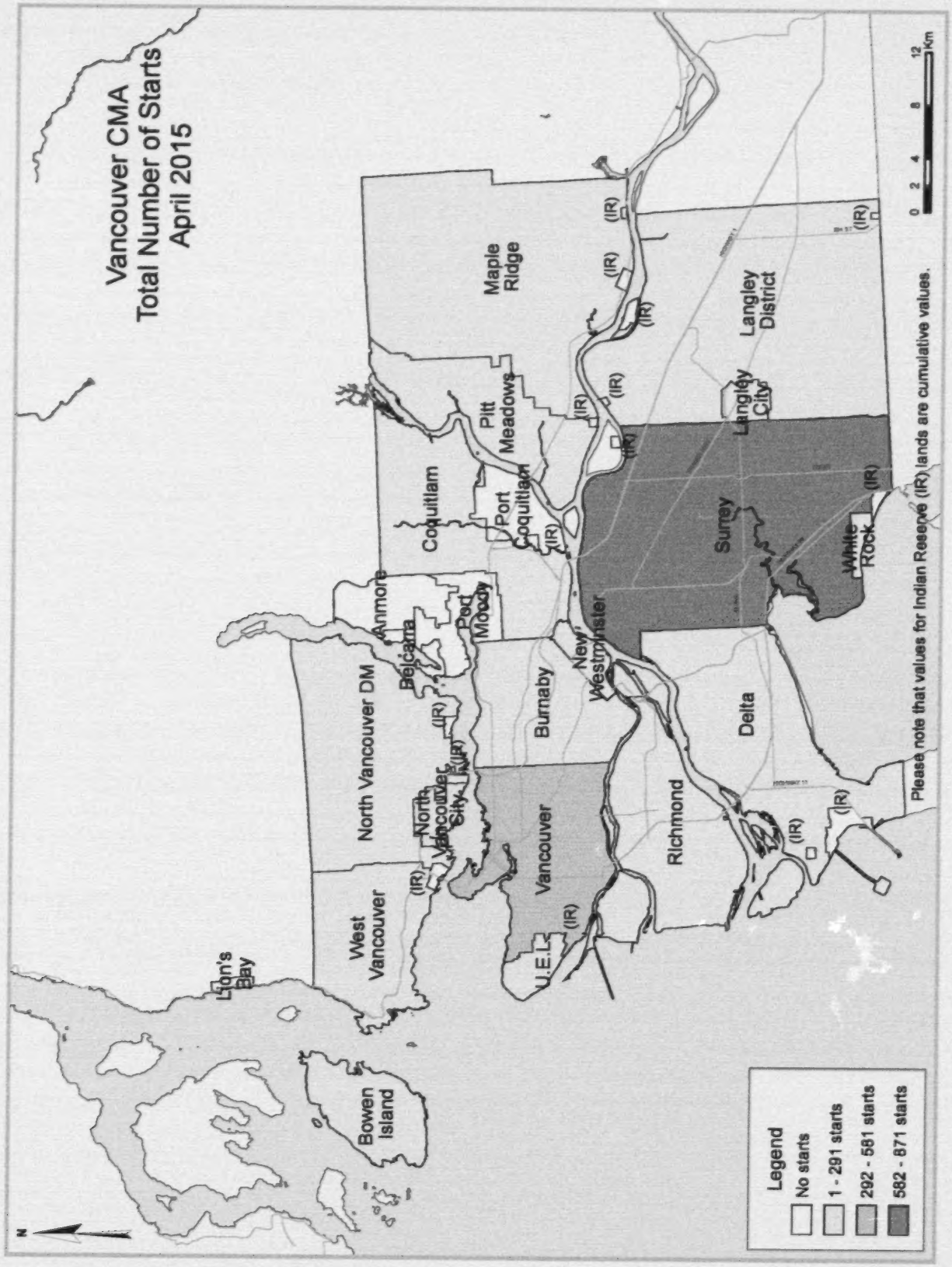
Source: CMHC

New home sales (absorptions) tracked at 1,300 units last month, compared to 948 units last year. For the month of April, 74.6 per cent of all completed homes were absorbed. This compares to a figure of 45.9 per cent for the same month a year-earlier.

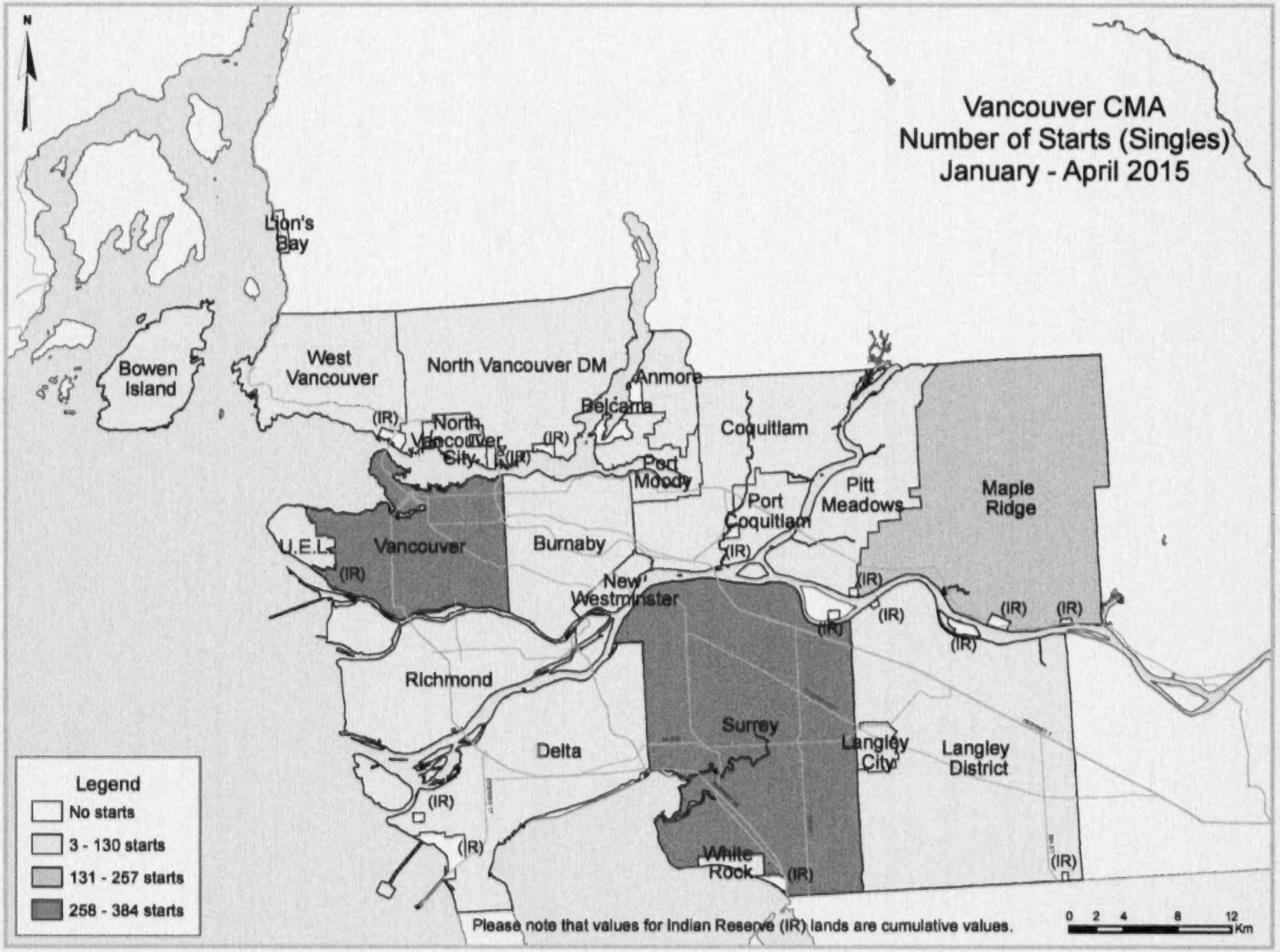
Housing starts in the Abbotsford-Mission CMA were trending at 550 units in April, compared to 507 units in March. As a result of increases in single-detached and town home starts, actual year-to-date housing starts in April 2015 totalled 205 units, 53 units above last year's number.

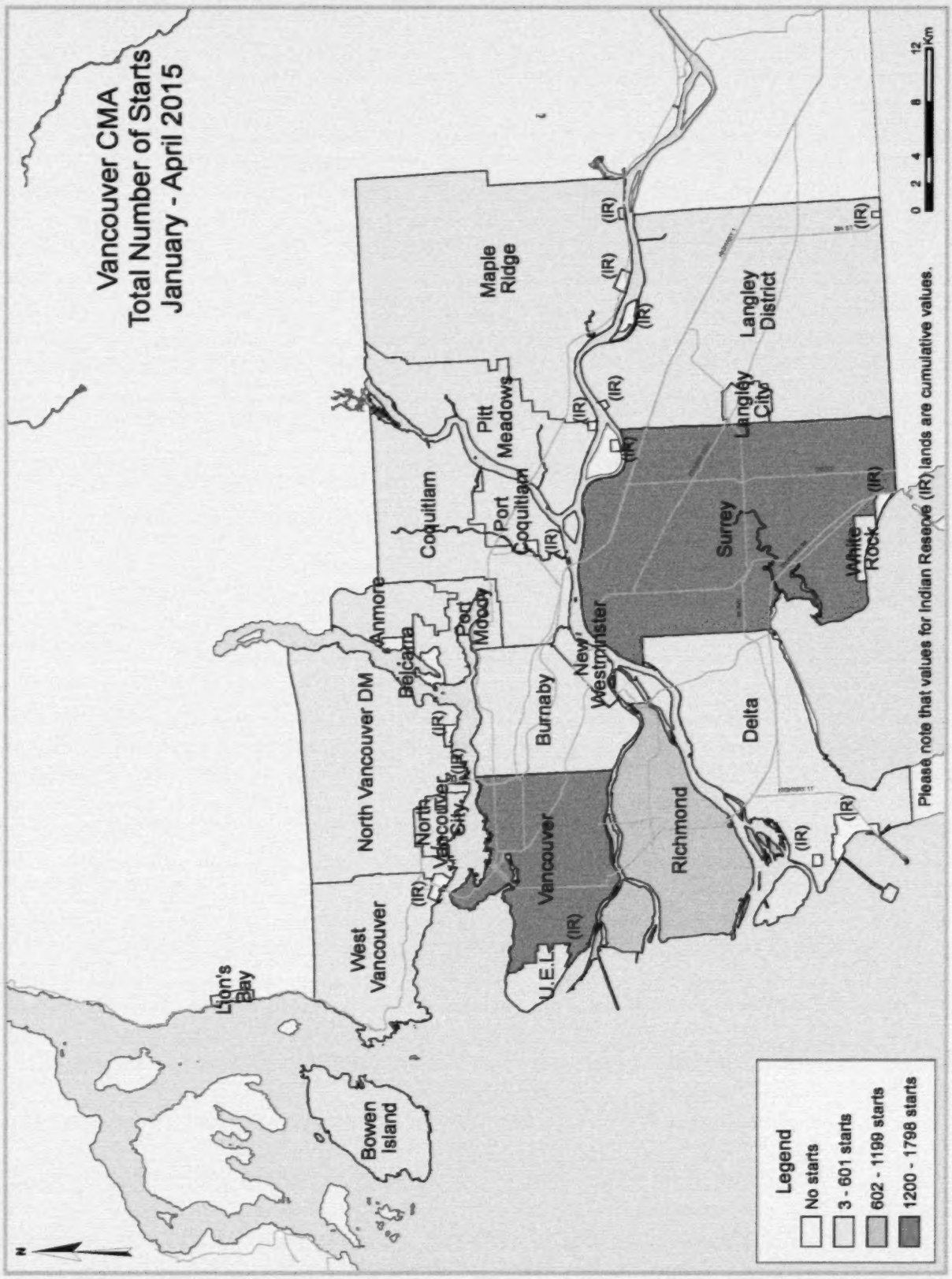

Vancouver CMA
Number of Starts (Multiples)
April 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
West Vancouver
Lion's Bay
Bowen Island
North Vancouver City
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
2 - 261 starts
262 - 521 starts
522 - 781 starts

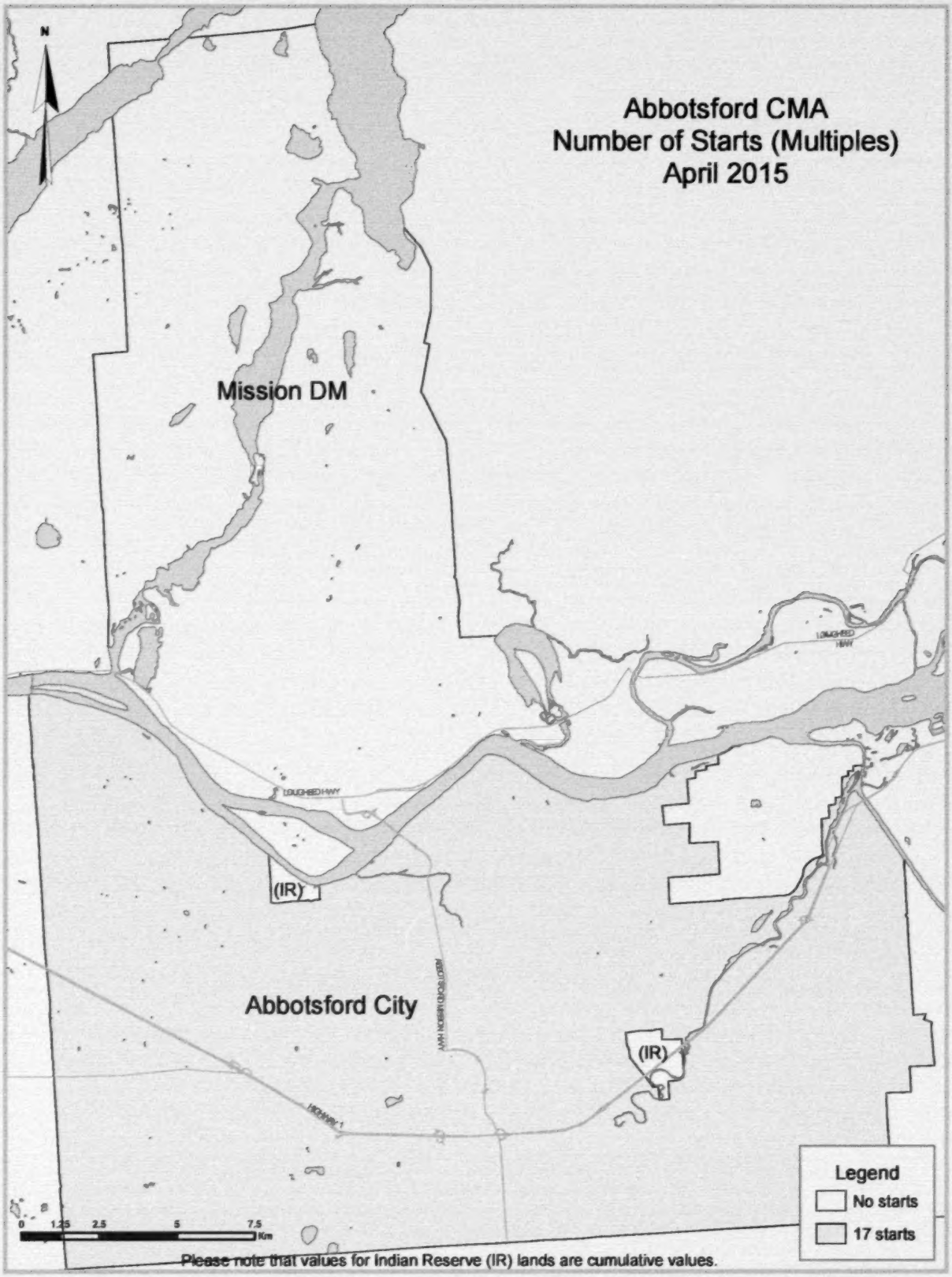

Vancouver CMA
Number of Starts (Singles)
April 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 34 starts
35 - 67 starts
68 - 100 starts
N
0 2 4 8 12 Km

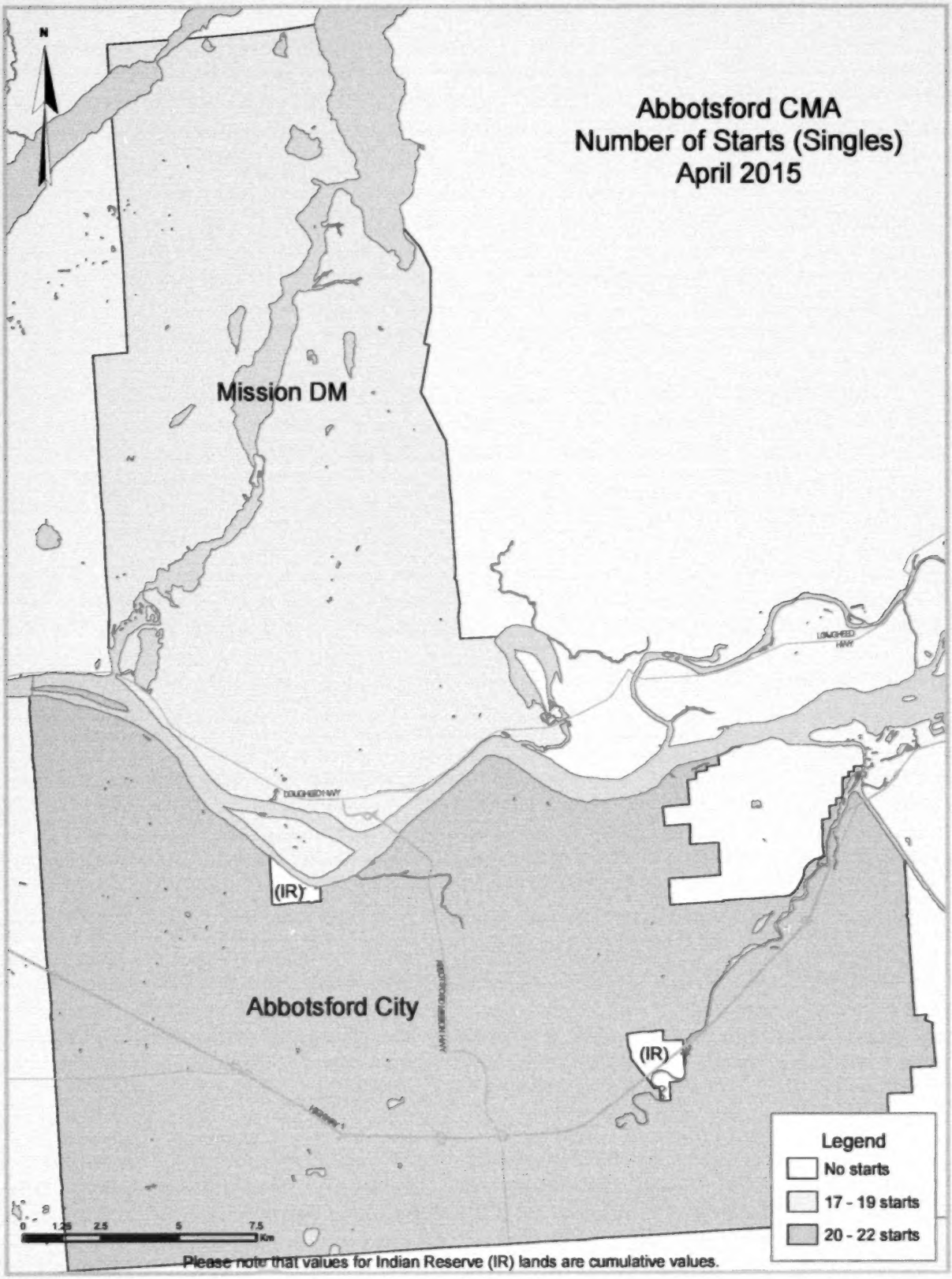

Vancouver CMA
Total Number of Starts
April 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 291 starts
292 - 581 starts
582 - 871 starts

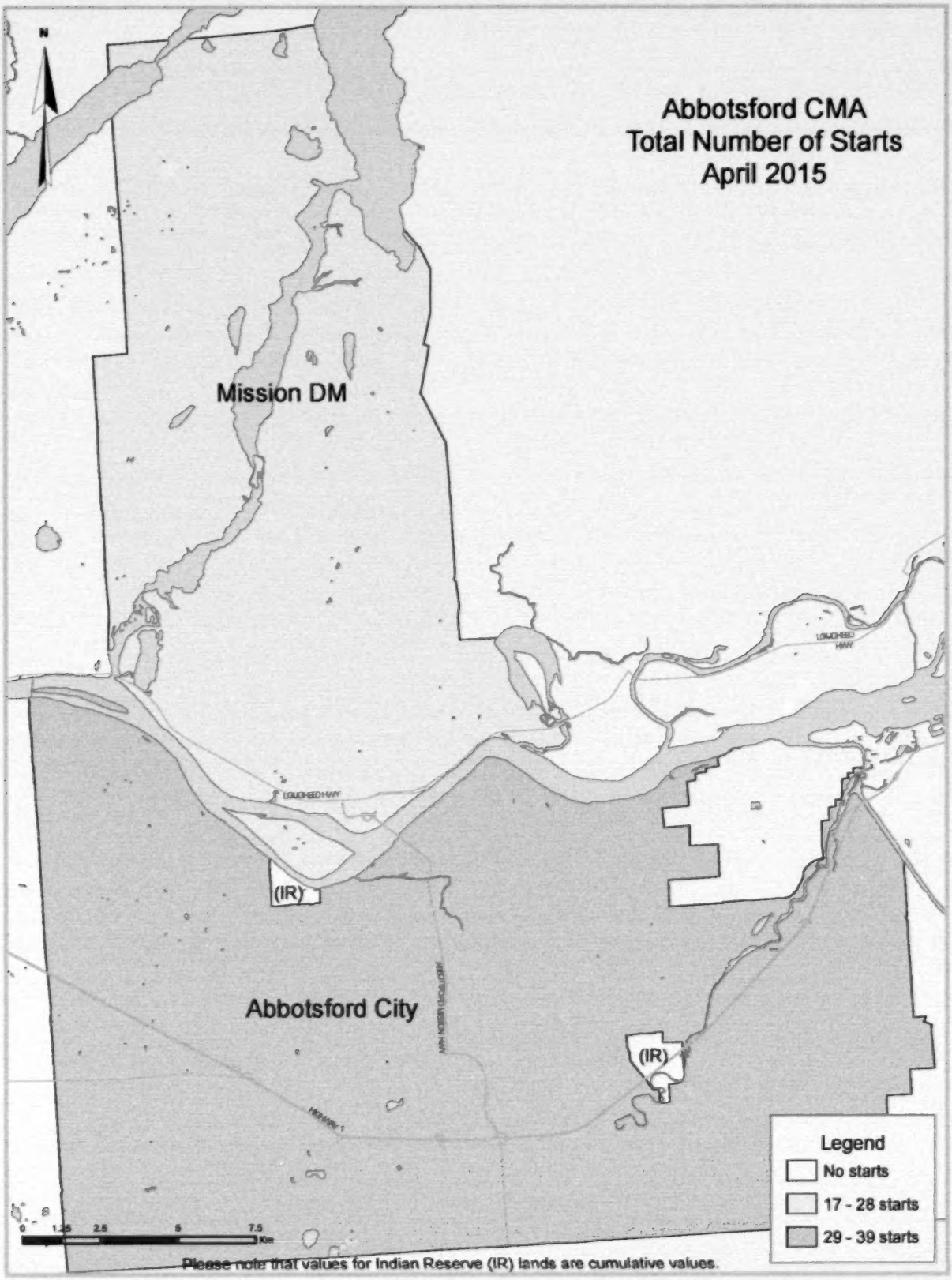
Vancouver CMA
Number of Starts (Multiples)
January - April 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Legend
No starts
2 - 508 starts
509 - 1015 starts
1016 - 1522 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N

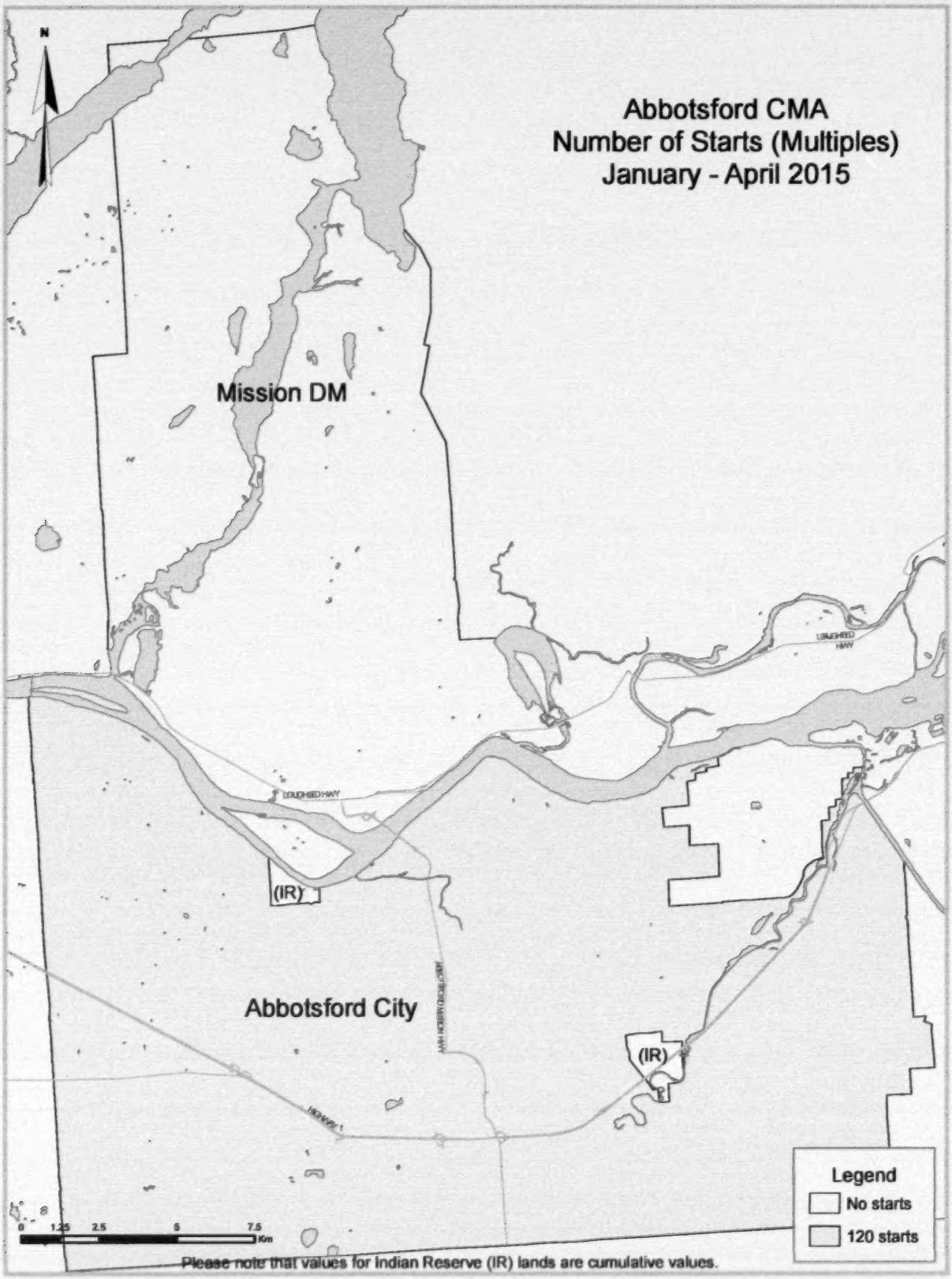

Vancouver CMA
Number of Starts (Singles)
January - April 2015
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
3 - 130 starts
131 - 257 starts
258 - 384 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

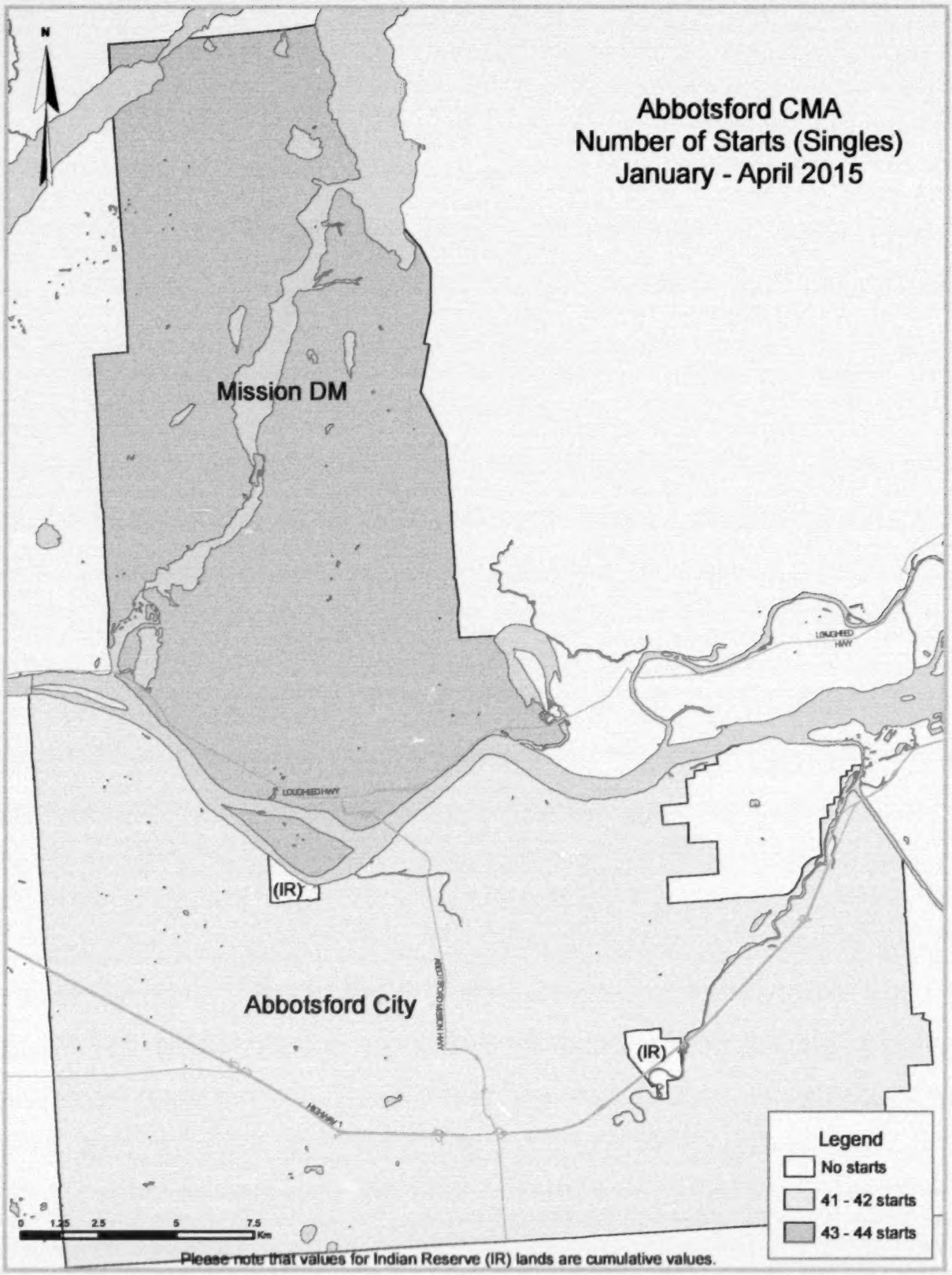

Vancouver CMA
Total Number of Starts
January - April 2015
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
New Westminster
Burnaby
North Vancouver DM
North Vancouver City
Vancouver
Richmond
Delta
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
3 - 601 starts
602 - 1199 starts
1200 - 1798 starts
0 2 4 8 12 Km
N

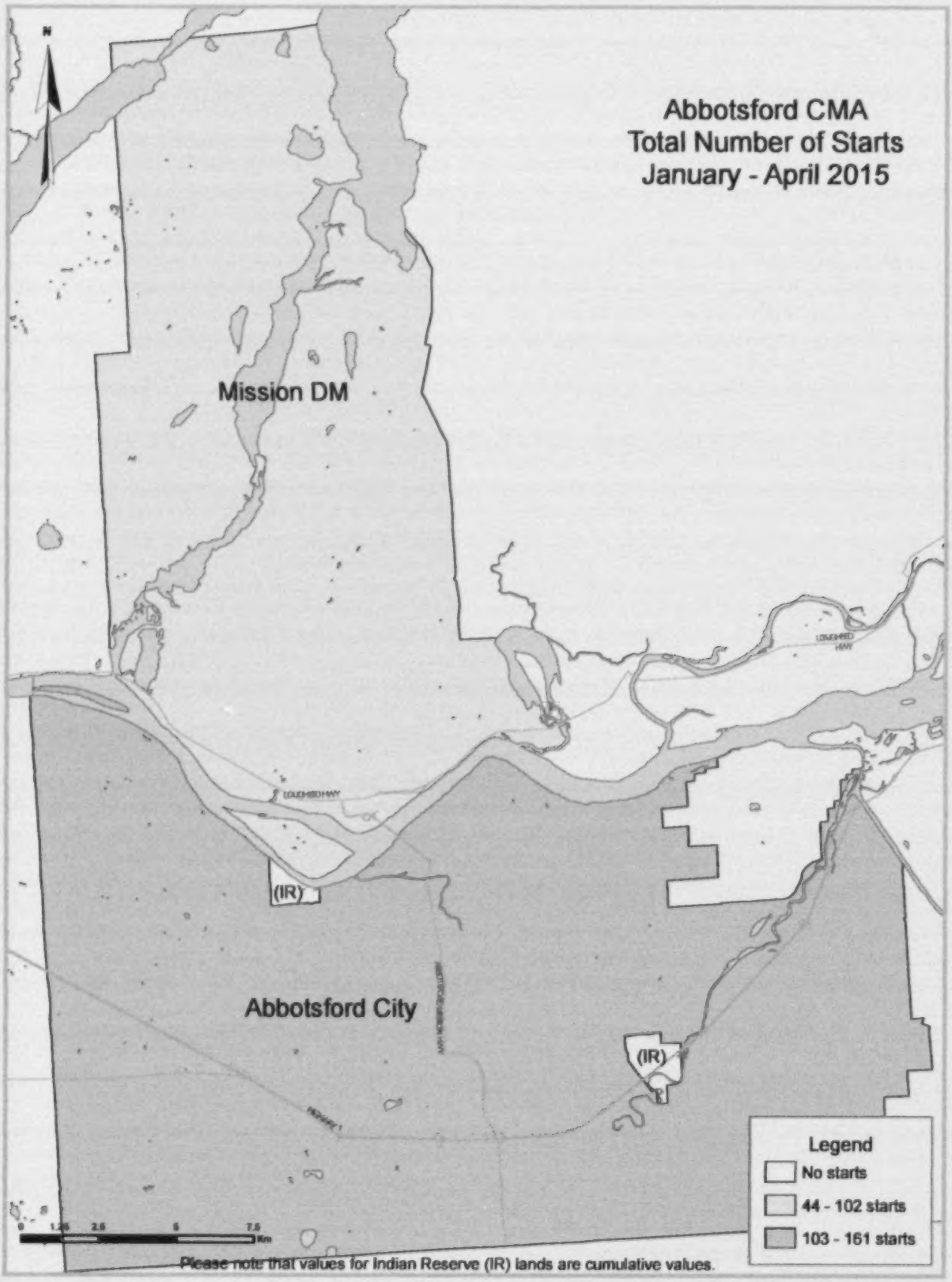

N
Abbotsford CMA
Number of Starts (Multiples)
April 2015
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
ABBOTSFORD-MISSION HWY
HIGHWAY 1
0 1.25 2.5 5 7.5 Km
Legend
No starts
17 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
April 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
17 - 19 starts
20 - 22 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
April 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
HIGHWAY 1
ABBOTSFORD-MISSION HWY
0 1.25 2.5 5 7.5 Km
Legend
No starts
17 - 28 starts
29 - 39 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - April 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
ABBOTSFORD-MISSION HWY
HIGHWAY 1
0 1.25 2.5 5 7.5 Km
Legend
No starts
120 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - April 2015
Mission DM
LOUGHEED HWY
LOUGHEED HWY
(IR)
Abbotsford City
ABBOTSFORD-MISSION HWY
(IR)
HIGHWAY 1
0 1.25 2.5 5 7.5
Km
Legend
No starts
41 - 42 starts
43 - 44 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - April 2015
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
44 - 102 starts
103 - 161 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2015		
Vancouver CMA[1]	March 2015	April 2015
Trend[2]	18,206	19,784
SAAR	23,898	23,954
	April 2014	April 2015
Actual		
April - Single-Detached	361	418
April - Multiples	1,113	1,585
April - Total	1,474	2,003
January to April - Single-Detached	1,212	1,372
January to April - Multiples	4,635	4,914
January to April - Total	5,847	6,286

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2015	373	28	0	7	212	1,100	38	245	2,003
April 2014	322	18	102	0	230	466	39	297	1,474
% Change	15.8	55.6	-100.0	n/a	-7.8	136.1	-2.6	-17.5	35.9
Year-to-date 2015	1,204	112	8	15	792	3,209	153	793	6,286
Year-to-date 2014	1,070	80	102	9	906	2,558	133	989	5,847
% Change	12.5	40.0	-92.2	66.7	-12.6	25.4	15.0	-19.8	7.5
UNDER CONSTRUCTION									
April 2015	3,769	294	8	29	2,221	16,321	357	3,503	26,502
April 2014	3,255	268	127	17	2,374	14,142	325	2,948	23,456
% Change	15.8	9.7	-93.7	70.6	-6.4	15.4	9.8	18.8	13.0
COMPLETIONS									
April 2015	290	28	0	0	347	400	22	96	1,183
April 2014	222	22	0	0	186	330	31	202	993
% Change	30.6	27.3	n/a	n/a	86.6	21.2	-29.0	-52.5	19.1
Year-to-date 2015	1,039	102	0	3	916	1,769	121	527	4,477
Year-to-date 2014	1,152	182	14	3	627	2,713	137	763	5,591
% Change	-9.8	-44.0	-100.0	0.0	46.1	-34.8	-11.7	-30.9	-19.9
COMPLETED & NOT ABSORBED									
April 2015	830	96	0	9	479	1,392	n/a	n/a	2,806
April 2014	1,149	96	12	4	631	1,919	n/a	n/a	3,811
% Change	-27.8	0.0	-100.0	125.0	-24.1	-27.5	n/a	n/a	-26.4
ABSORBED									
April 2015	352	37	0	3	429	479	n/a	n/a	1,300
April 2014	339	30	1	1	174	403	n/a	n/a	948
% Change	3.8	23.3	-100.0	200.0	146.6	18.9	n/a	n/a	37.1
Year-to-date 2015	1,224	109	0	7	1,016	1,895	n/a	n/a	4,251
Year-to-date 2014	1,337	196	26	7	650	2,786	n/a	n/a	5,002
% Change	-8.5	-44.4	-100.0	0.0	56.3	-32.0	n/a	n/a	-15.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
April 2015	35	6	0	0	0	165	0	28	234
April 2014	30	6	0	0	0	0	0	8	44
Delta									
April 2015	9	0	0	0	0	0	0	7	16
April 2014	11	0	0	0	24	0	0	9	44
Langley									
April 2015	29	0	0	2	59	0	0	112	202
April 2014	21	0	0	0	91	0	4	10	126
Maple Ridge / Pitt Meadows									
April 2015	55	2	0	0	36	0	1	0	94
April 2014	20	2	0	0	0	0	1	0	23
New Westminster									
April 2015	1	0	0	0	0	0	0	0	1
April 2014	3	0	0	0	0	226	0	0	229
North Vancouver									
April 2015	20	0	0	0	0	0	1	0	21
April 2014	17	0	0	0	5	0	0	14	36
Richmond									
April 2015	33	0	0	0	5	0	1	7	46
April 2014	26	0	0	0	0	0	2	0	28
Surrey									
April 2015	86	0	0	4	81	659	0	41	871
April 2014	90	0	0	0	105	0	12	42	249
Tri-Cities									
April 2015	25	0	0	1	19	0	1	13	59
April 2014	24	0	0	0	0	71	0	12	107
University Endowment Lands									
April 2015	1	0	0	0	0	0	0	0	1
April 2014	2	0	0	0	0	0	0	0	2
Vancouver City									
April 2015	66	20	0	0	12	276	34	33	441
April 2014	65	10	102	0	5	159	20	197	558
West Vancouver									
April 2015	4	0	0	0	0	0	0	0	4
April 2014	7	0	0	0	0	0	0	0	7
White Rock									
April 2015	6	0	0	0	0	0	0	4	10
April 2014	6	0	0	0	0	10	0	5	21
First Nations									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2015	373	28	0	7	212	1,100	38	245	2,003
April 2014	322	18	102	0	230	466	39	297	1,474

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
April 2015	324	92	0	0	106	2,749	0	201	3,472
April 2014	270	62	0	0	252	2,708	0	10	3,302
Delta									
April 2015	135	2	0	0	108	77	2	134	458
April 2014	106	6	0	1	64	88	1	54	320
Langley									
April 2015	212	2	5	6	273	329	0	193	1,020
April 2014	197	2	4	7	338	341	4	136	1,029
Maple Ridge / Pitt Meadows									
April 2015	259	10	0	0	235	308	4	0	816
April 2014	132	8	0	0	119	419	2	0	680
New Westminster									
April 2015	49	2	0	0	65	600	0	0	716
April 2014	58	4	0	0	99	604	0	0	765
North Vancouver									
April 2015	187	20	0	0	169	791	6	304	1,477
April 2014	181	10	0	0	5	772	2	255	1,225
Richmond									
April 2015	379	10	0	6	185	2,844	9	378	3,811
April 2014	273	14	0	1	248	1,284	11	229	2,060
Surrey									
April 2015	719	6	0	9	724	1,778	22	345	3,603
April 2014	649	8	0	8	927	753	38	247	2,630
Tri-Cities									
April 2015	230	6	3	6	216	1,117	7	149	1,734
April 2014	232	6	12	0	194	1,317	7	128	1,896
University Endowment Lands									
April 2015	18	0	0	0	11	340	0	94	463
April 2014	13	0	0	0	0	0	0	94	107
Vancouver City									
April 2015	888	140	0	2	92	5,183	305	1,647	8,257
April 2014	827	146	111	0	86	5,651	255	1,752	8,828
West Vancouver									
April 2015	237	2	0	0	24	105	0	0	368
April 2014	218	2	0	0	24	108	1	0	353
White Rock									
April 2015	81	2	0	0	0	100	0	56	239
April 2014	64	0	0	0	18	97	3	41	223
First Nations									
April 2015	4	0	0	0	0	0	1	0	5
April 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2015	3,769	294	8	29	2,221	16,321	357	3,503	26,502
April 2014	3,255	268	127	17	2,374	14,142	325	2,948	23,456

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
April 2015	17	8	0	0	28	12	0	8	73
April 2014	6	2	0	0	0	71	0	0	79
Delta									
April 2015	7	0	0	0	11	0	0	5	23
April 2014	14	2	0	0	0	0	6	4	26
Langley									
April 2015	20	0	0	0	49	0	3	9	81
April 2014	24	0	0	0	36	0	0	12	72
Maple Ridge / Pitt Meadows									
April 2015	29	0	0	0	75	0	0	0	104
April 2014	14	0	0	0	12	0	0	0	26
New Westminster									
April 2015	6	0	0	0	0	0	0	0	6
April 2014	2	0	0	0	35	118	0	0	155
North Vancouver									
April 2015	6	2	0	0	5	44	0	3	60
April 2014	16	2	0	0	0	60	3	9	90
Richmond									
April 2015	27	2	0	0	23	0	0	4	56
April 2014	15	0	0	0	0	0	1	2	18
Surrey									
April 2015	64	0	0	0	51	273	2	24	414
April 2014	51	0	0	0	67	0	2	8	128
Tri-Cities									
April 2015	46	0	0	0	88	71	1	25	231
April 2014	29	4	0	0	27	0	0	11	71
University Endowment Lands									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2015	46	16	0	0	0	0	15	13	90
April 2014	43	12	0	0	6	81	19	155	316
West Vancouver									
April 2015	6	0	0	0	0	0	0	0	6
April 2014	5	0	0	0	0	0	0	0	5
White Rock									
April 2015	8	0	0	0	0	0	0	5	13
April 2014	2	0	0	0	3	0	0	1	6
First Nations									
April 2015	7	0	0	0	0	0	1	0	8
April 2014	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2015	290	28	0	0	347	400	22	96	1,183
April 2014	222	22	0	0	186	330	31	202	993

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
April 2015	56	25	0	0	45	10	n/a	n/a	136
April 2014	86	34	0	0	13	111	n/a	n/a	244
Delta									
April 2015	14	0	0	0	7	24	n/a	n/a	45
April 2014	23	4	0	1	10	11	n/a	n/a	49
Langley									
April 2015	38	0	0	3	52	101	n/a	n/a	194
April 2014	64	0	0	0	78	145	n/a	n/a	287
Maple Ridge / Pitt Meadows									
April 2015	58	2	0	0	29	108	n/a	n/a	197
April 2014	108	2	0	0	31	112	n/a	n/a	253
New Westminster									
April 2015	7	0	0	0	25	30	n/a	n/a	62
April 2014	16	4	0	0	19	156	n/a	n/a	195
North Vancouver									
April 2015	29	6	0	0	21	184	n/a	n/a	240
April 2014	32	1	4	0	27	255	n/a	n/a	319
Richmond									
April 2015	141	1	0	2	40	142	n/a	n/a	326
April 2014	194	1	1	3	59	129	n/a	n/a	387
Surrey									
April 2015	133	2	0	2	220	296	n/a	n/a	653
April 2014	202	0	2	0	313	422	n/a	n/a	939
Tri-Cities									
April 2015	54	0	0	0	5	183	n/a	n/a	242
April 2014	81	5	1	0	33	210	n/a	n/a	330
University Endowment Lands									
April 2015	0	0	0	0	1	6	n/a	n/a	7
April 2014	0	0	0	0	1	38	n/a	n/a	39
Vancouver City									
April 2015	265	59	0	2	18	292	n/a	n/a	636
April 2014	305	44	4	0	40	268	n/a	n/a	661
West Vancouver									
April 2015	18	0	0	0	2	2	n/a	n/a	22
April 2014	20	0	0	0	0	0	n/a	n/a	20
White Rock									
April 2015	14	1	0	0	13	14	n/a	n/a	42
April 2014	9	1	0	0	7	62	n/a	n/a	79
First Nations									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
April 2015	830	96	0	9	479	1,392	n/a	n/a	2,806
April 2014	1,149	96	12	4	631	1,919	n/a	n/a	3,811

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt. + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
April 2015	36	13	0	0	18	20	n/a	n/a	87
April 2014	41	2	0	0	4	10	n/a	n/a	57
Delta									
April 2015	7	0	0	0	11	0	n/a	n/a	18
April 2014	12	6	0	1	0	0	n/a	n/a	19
Langley									
April 2015	22	0	0	2	58	13	n/a	n/a	95
April 2014	25	0	0	0	34	36	n/a	n/a	95
Maple Ridge / Pitt Meadows									
April 2015	35	0	0	0	73	0	n/a	n/a	108
April 2014	19	0	0	0	5	0	n/a	n/a	24
New Westminster									
April 2015	10	2	0	0	1	11	n/a	n/a	24
April 2014	2	0	0	0	19	48	n/a	n/a	69
North Vancouver									
April 2015	8	2	0	0	6	45	n/a	n/a	61
April 2014	16	2	0	0	0	58	n/a	n/a	76
Richmond									
April 2015	41	2	0	1	36	45	n/a	n/a	125
April 2014	33	0	0	0	9	13	n/a	n/a	55
Surrey									
April 2015	70	0	0	0	116	225	n/a	n/a	411
April 2014	72	0	0	0	65	36	n/a	n/a	173
Tri-Cities									
April 2015	52	0	0	0	88	76	n/a	n/a	216
April 2014	31	4	0	0	27	42	n/a	n/a	104
University Endowment Lands									
April 2015	0	0	0	0	0	2	n/a	n/a	2
April 2014	0	0	0	0	0	1	n/a	n/a	1
Vancouver City									
April 2015	50	18	0	0	4	39	n/a	n/a	111
April 2014	81	16	1	0	8	150	n/a	n/a	256
West Vancouver									
April 2015	9	0	0	0	0	0	n/a	n/a	9
April 2014	5	0	0	0	0	0	n/a	n/a	5
White Rock									
April 2015	3	0	0	0	2	3	n/a	n/a	8
April 2014	2	0	0	0	3	9	n/a	n/a	14
First Nations									
April 2015	7	0	0	0	0	0	n/a	n/a	7
April 2014	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
April 2015	352	37	0	3	429	479	n/a	n/a	1,300
April 2014	339	30	1	1	174	403	n/a	n/a	948

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	2	0	0	0	0	6	0	14	2	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	6	0	4	0	0	0	1	1	11	-90.9
Burnaby - Central Park	3	5	2	0	0	0	167	3	172	8	**
Burnaby - Remainder	23	17	4	2	0	0	20	4	47	23	104.3
Burnaby Total	35	30	6	6	0	0	193	8	234	44	**
Coquitlam	27	21	2	0	17	0	13	83	59	104	-43.3
Delta - Tsawwassen	1	3	0	0	0	0	0	1	1	4	-75.0
Delta - Ladner	0	2	0	0	0	0	0	2	0	4	-100.0
Delta - North	8	6	0	12	0	12	7	6	15	36	-58.3
Delta	9	11	0	12	0	12	7	9	16	44	-63.6
Langley City	4	3	0	0	0	0	0	0	4	3	33.3
Langley District	27	22	2	0	57	91	112	10	198	123	61.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	54	21	0	0	36	0	0	0	90	21	**
New Westminster	1	3	0	0	0	0	0	226	1	229	-99.6
North Vancouver City	5	9	0	0	0	5	0	7	5	21	-76.2
North Vancouver DM	16	8	0	0	0	0	0	7	16	15	6.7
Pitt Meadows	2	0	2	2	0	0	0	0	4	2	100.0
Port Coquitlam	0	2	0	0	0	0	0	0	0	2	-100.0
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	34	28	2	0	3	0	7	0	46	28	64.3
Surrey - South	33	28	2	0	39	21	5	3	79	52	51.9
Surrey - Cloverdale	7	24	0	0	6	14	2	4	15	42	-64.3
Surrey - North	40	34	0	0	34	70	25	22	99	126	-21.4
Surrey - Guildford	2	2	0	0	0	0	2	1	4	3	33.3
Surrey - Whalley	8	14	0	0	0	0	666	12	674	26	**
Surrey Total	90	102	2	0	79	105	700	42	871	249	**
University Endowment Lands	1	2	0	0	0	0	0	0	1	2	-50.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	61	89	61	89	-31.5
Vancouver - Kitsilano	1	2	0	0	0	0	2	0	3	2	50.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	2	0	2	0	0	0	2	0	6	-100.0
Vancouver - Kerrisdale	5	0	0	0	0	0	2	0	7	0	n/a
Vancouver - Marpole	3	8	0	0	0	0	1	1	4	9	-55.6
Vancouver - Eastside	65	57	14	4	12	0	177	91	268	152	76.3
Vancouver - Mt. Pleasant	0	0	2	2	0	0	41	3	43	5	**
Vancouver - Strath/Grand	1	1	4	2	0	5	23	131	28	139	-79.9
Vancouver - Westside	25	15	0	0	0	0	2	141	27	156	-82.7
Vancouver Total	100	85	20	10	12	5	309	458	441	558	-21.0
West Vancouver	4	7	0	0	0	0	0	0	4	7	-42.9
White Rock	6	6	0	0	0	0	4	15	10	21	-52.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	418	361	36	30	204	218	1,345	865	2,003	1,474	35.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	5	5	0	0	0	0	0	0	5	5	0.0
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	3	2	0	0	0	0	0	0	3	2	50.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	24	22	2	0	21	0	47	0	94	22	**
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	7	11	6	10	0	42	6	1	19	64	-70.3
Burnaby - Central Park	11	12	2	2	0	0	173	69	186	83	124.1
Burnaby - Remainder	45	52	18	14	0	69	40	52	103	187	-44.9
Burnaby Total	88	97	28	26	21	111	267	122	404	356	13.5
Coquitlam	83	88	40	22	30	3	69	628	222	741	-70.0
Delta - Tsawwassen	14	7	0	0	0	0	20	3	34	10	**
Delta - Ladner	6	13	0	0	15	0	2	5	23	18	27.8
Delta - North	19	25	0	12	0	12	18	21	37	70	-47.1
Delta	39	45	0	12	15	12	40	29	94	98	-4.1
Langley City	4	3	0	0	0	33	0	0	4	36	-88.9
Langley District	85	55	4	4	167	184	207	195	463	438	5.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	147	56	10	2	64	23	47	81	268	162	65.4
New Westminster	5	18	0	0	0	42	0	226	5	286	-98.3
North Vancouver City	8	11	4	4	0	5	302	344	314	364	-13.7
North Vancouver DM	40	30	0	0	32	0	99	127	171	157	8.9
Pitt Meadows	8	2	2	4	36	0	0	64	46	70	-34.3
Port Coquitlam	5	11	0	0	42	48	64	4	111	63	76.2
Port Moody	4	2	0	2	0	0	0	0	4	4	0.0
Richmond	126	103	12	12	42	43	455	357	635	515	23.3
Surrey - South	91	75	14	12	103	61	19	52	227	200	13.5
Surrey - Cloverdale	27	69	4	6	30	116	9	13	70	204	-65.7
Surrey - North	123	144	2	6	100	154	134	83	359	387	-7.2
Surrey - Guildford	6	3	0	0	0	0	4	2	10	5	100.0
Surrey - Whalley	29	32	0	0	0	0	1,103	79	1,132	111	**
Surrey Total	276	323	20	24	233	331	1,269	229	1,798	907	98.2
University Endowment Lands	3	5	0	0	11	0	235	94	249	99	151.5
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	160	89	160	89	79.8
Vancouver - Kitsilano	2	3	0	2	0	0	2	55	4	60	-93.3
Vancouver - False Creek	0	0	0	0	0	0	0	80	0	80	-100.0
Vancouver - Granville/Oak	2	3	0	2	0	0	17	9	19	14	35.7
Vancouver - Kerrisdale	16	12	0	0	0	0	3	42	19	54	-64.8
Vancouver - Marpole	14	16	2	6	0	0	4	2	20	24	-16.7
Vancouver - Eastside	228	184	44	18	18	0	599	461	889	663	34.1
Vancouver - Mt. Pleasant	0	0	14	4	0	0	41	93	55	97	-43.3
Vancouver - Strath/Grand	6	3	8	2	5	5	95	137	114	147	-22.4
Vancouver - Westside	116	90	4	0	0	0	19	161	139	251	-44.6
Vancouver Total	384	311	72	34	23	5	940	1,129	1,419	1,479	-4.1
West Vancouver	43	26	2	0	0	0	0	0	45	26	73.1
White Rock	16	17	2	0	0	0	8	20	26	37	-29.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,372	1,212	196	146	716	840	4,002	3,649	6,286	5,847	7.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	6	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	1
Burnaby - Central Park	0	0	0	0	165	0	2	3
Burnaby - Remainder	0	0	0	0	0	0	20	4
Burnaby Total	0	0	0	0	165	0	28	8
Coquitlam	17	0	0	0	0	71	13	12
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	0	2
Delta - North	0	12	0	0	0	0	7	6
Delta	0	12	0	0	0	0	7	9
Langley City	0	0	0	0	0	0	0	0
Langley District	57	91	0	0	0	0	112	10
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	36	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	226	0	0
North Vancouver City	0	5	0	0	0	0	0	7
North Vancouver DM	0	0	0	0	0	0	0	7
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	3	0	0	0	0	0	7	0
Surrey - South	39	21	0	0	0	0	5	3
Surrey - Cloverdale	6	14	0	0	0	0	2	4
Surrey - North	34	70	0	0	0	0	25	22
Surrey - Guildford	0	0	0	0	0	0	2	1
Surrey - Whalley	0	0	0	0	659	0	7	12
Surrey Total	79	105	0	0	659	0	41	42
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	61	0	0	89
Vancouver - Kitsilano	0	0	0	0	2	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	2
Vancouver - Kerrisdale	0	0	0	0	0	0	2	0
Vancouver - Marpole	0	0	0	0	0	0	1	1
Vancouver - Eastside	12	0	0	0	150	59	27	32
Vancouver - Mt. Pleasant	0	0	0	0	41	3	0	0
Vancouver - Strath/Grand	0	5	0	0	22	131	1	0
Vancouver - Westside	0	0	0	0	0	68	2	73
Vancouver Total	12	5	0	0	276	261	33	197
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	10	4	5
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	204	218	0	0	1,100	568	245	297

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	21	0	0	0	32	0	15	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	0	42	0	0	0	0	6	1
Burnaby - Central Park	0	0	0	0	165	66	8	3
Burnaby - Remainder	0	69	0	0	0	46	40	6
Burnaby Total	21	111	0	0	197	112	70	10
Coquitlam	30	3	0	0	0	579	69	49
Delta - Tsawwassen	0	0	0	0	19	0	1	3
Delta - Ladner	15	0	0	0	0	0	2	5
Delta - North	0	12	0	0	0	0	18	21
Delta	15	12	0	0	19	0	21	29
Langley City	0	33	0	0	0	0	0	0
Langley District	167	184	0	0	74	176	133	19
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	64	23	0	0	47	81	0	0
New Westminster	0	42	0	0	0	226	0	0
North Vancouver City	0	5	0	0	302	165	0	179
North Vancouver DM	32	0	0	0	0	111	99	16
Pitt Meadows	36	0	0	0	0	64	0	0
Port Coquitlam	42	48	0	0	64	0	0	4
Port Moody	0	0	0	0	0	0	0	0
Richmond	42	43	0	0	431	182	24	175
Surrey - South	103	61	0	0	0	42	19	10
Surrey - Cloverdale	30	116	0	0	0	0	9	13
Surrey - North	100	154	0	0	56	0	78	83
Surrey - Guildford	0	0	0	0	0	0	4	2
Surrey - Whalley	0	0	0	0	1,077	56	26	23
Surrey Total	233	331	0	0	1,133	98	136	131
University Endowment Lands	11	0	0	0	235	0	0	94
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	160	0	0	89
Vancouver - Kitsilano	0	0	0	0	2	55	0	0
Vancouver - False Creek	0	0	0	0	0	80	0	0
Vancouver - Granville/Oak	0	0	0	0	17	7	0	2
Vancouver - Kerrisdale	0	0	0	0	0	39	3	3
Vancouver - Marpole	0	0	0	0	0	0	4	2
Vancouver - Eastside	18	0	0	0	433	377	166	84
Vancouver - Mt. Pleasant	0	0	0	0	41	93	0	0
Vancouver - Strath/Grand	5	5	0	0	51	137	44	0
Vancouver - Westside	0	0	0	0	3	68	16	93
Vancouver Total	23	5	0	0	707	856	233	273
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	10	8	10
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	716	840	0	0	3,209	2,660	793	989

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	0	0	0	0	0	3	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	2	0	0	6	0	14	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	10	0	0	0	1	1	11
Burnaby - Central Park	5	5	165	0	2	3	172	8
Burnaby - Remainder	27	19	0	0	20	4	47	23
Burnaby Total	41	36	165	0	28	8	234	44
Coquitlam	25	21	20	71	14	12	59	104
Delta - Tsawwassen	1	3	0	0	0	1	1	4
Delta - Ladner	0	2	0	0	0	2	0	4
Delta - North	8	6	0	24	7	6	15	36
Delta	9	11	0	24	7	9	16	44
Langley City	4	3	0	0	0	0	4	3
Langley District	25	18	61	91	112	14	198	123
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	53	20	36	0	1	1	90	21
New Westminster	1	3	0	226	0	0	1	229
North Vancouver City	4	9	0	5	1	7	5	21
North Vancouver DM	16	8	0	0	0	7	16	15
Pitt Meadows	4	2	0	0	0	0	4	2
Port Coquitlam	0	2	0	0	0	0	0	2
Port Moody	0	1	0	0	0	0	0	1
Richmond	33	26	5	0	8	2	46	28
Surrey - South	33	27	41	21	5	4	79	52
Surrey - Cloverdale	7	16	6	14	2	12	15	42
Surrey - North	36	31	38	70	25	25	99	126
Surrey - Guildford	2	2	0	0	2	1	4	3
Surrey - Whalley	8	14	659	0	7	12	674	26
Surrey Total	86	90	744	105	41	54	871	249
University Endowment Lands	1	2	0	0	0	0	1	2
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	61	0	0	89	61	89
Vancouver - Kitsilano	1	2	2	0	0	0	3	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	4	0	0	0	2	0	6
Vancouver - Kerrisdale	4	0	0	0	3	0	7	0
Vancouver - Marpole	3	7	0	0	1	2	4	9
Vancouver - Eastside	53	43	162	59	53	50	268	152
Vancouver - Mt. Pleasant	2	2	41	3	0	0	43	5
Vancouver - Strath/Grand	5	105	22	34	1	0	28	139
Vancouver - Westside	18	14	0	68	9	74	27	156
Vancouver Total	86	177	288	164	67	217	441	558
West Vancouver	4	7	0	0	0	0	4	7
White Rock	6	6	0	10	4	5	10	21
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	401	442	1,319	696	283	336	2,003	1,474

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	4	4	0	0	1	1	5	5
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	3	2	0	0	0	0	3	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	26	22	53	0	15	0	94	22
Burnaby - Lougheed Mall	1	0	0	0	1	0	2	0
Burnaby - South & East	13	19	0	44	6	1	19	64
Burnaby - Central Park	13	14	165	66	8	3	186	83
Burnaby - Remainder	63	66	0	115	40	6	103	187
Burnaby Total	116	121	218	225	70	10	404	356
Coquitlam	83	88	68	604	71	49	222	741
Delta - Tsawwassen	14	7	19	0	1	3	34	10
Delta - Ladner	6	12	15	0	2	6	23	18
Delta - North	19	25	0	24	18	21	37	70
Delta	39	44	34	24	21	30	94	98
Langley City	4	3	0	33	0	0	4	36
Langley District	84	51	240	363	139	24	463	438
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	144	57	121	104	3	1	268	162
New Westminster	5	18	0	268	0	0	5	286
North Vancouver City	11	15	302	170	1	179	314	364
North Vancouver DM	40	30	32	111	99	16	171	157
Pitt Meadows	10	6	36	64	0	0	46	70
Port Coquitlam	5	11	106	48	0	4	111	63
Port Moody	4	4	0	0	0	0	4	4
Richmond	118	103	489	235	28	177	635	515
Surrey - South	91	66	117	123	19	11	227	200
Surrey - Cloverdale	30	51	30	120	10	33	70	204
Surrey - North	115	142	164	156	80	89	359	387
Surrey - Guildford	6	3	0	0	4	2	10	5
Surrey - Whalley	29	32	1,077	56	26	23	1,132	111
Surrey Total	271	294	1,388	455	139	158	1,798	907
University Endowment Lands	3	5	246	0	0	94	249	99
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	160	0	0	89	160	89
Vancouver - Kitsilano	2	5	2	55	0	0	4	60
Vancouver - False Creek	0	0	0	80	0	0	0	80
Vancouver - Granville/Oak	1	4	17	7	1	3	19	14
Vancouver - Kerrisdale	10	10	0	39	9	5	19	54
Vancouver - Marpole	16	20	0	0	4	4	20	24
Vancouver - Eastside	165	133	453	377	271	153	889	663
Vancouver - Mt. Pleasant	14	4	41	93	0	0	55	97
Vancouver - Strath/Grand	14	106	56	40	44	1	114	147
Vancouver - Westside	97	71	5	68	37	112	139	251
Vancouver Total	319	353	734	759	366	367	1,419	1,479
West Vancouver	43	26	2	0	0	0	45	26
White Rock	18	15	0	10	8	12	26	37
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,324	1,252	4,016	3,473	946	1,122	6,286	5,847

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	1	0	0	17	0	0	0	18	1	**
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	3	0	0	0	0	5	0	12	3	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	1	4	0	5	0	0	71	10	72	-86.1
Burnaby - Central Park	1	0	0	0	0	0	12	0	13	0	n/a
Burnaby - Remainder	8	2	4	2	23	0	3	0	38	4	**
Burnaby Total	17	6	8	2	28	0	20	71	73	79	-7.6
Coquitlam	43	26	10	4	36	4	96	11	185	45	**
Delta - Tsawwassen	2	3	0	0	0	0	0	0	2	3	-33.3
Delta - Ladner	1	12	0	0	0	0	1	0	2	12	-83.3
Delta - North	4	5	0	2	11	0	4	4	19	11	72.7
Delta	7	20	0	2	11	0	5	4	23	26	-11.5
Langley City	2	0	0	0	0	0	0	0	2	0	n/a
Langley District	21	24	0	0	49	36	9	12	79	72	9.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	25	13	18	0	57	12	0	0	100	25	**
New Westminster	6	2	0	0	0	35	0	118	6	155	-96.1
North Vancouver City	3	8	2	2	5	0	2	62	12	72	-83.3
North Vancouver DM	3	11	0	0	0	0	45	7	48	18	166.7
Pitt Meadows	4	1	0	0	0	0	0	0	4	1	**
Port Coquitlam	4	3	0	0	42	23	0	0	46	26	76.9
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	27	16	8	0	17	0	4	2	56	18	**
Surrey - South	21	14	0	4	12	26	45	0	78	44	77.3
Surrey - Cloverdale	6	6	0	0	18	14	1	2	25	22	13.6
Surrey - North	36	25	0	0	17	17	17	4	70	46	52.2
Surrey - Guildford	0	1	0	0	0	6	0	0	0	7	-100.0
Surrey - Whalley	3	7	0	0	4	0	234	2	241	9	**
Surrey Total	66	53	0	4	51	63	297	8	414	128	**
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	162	0	162	-100.0
Vancouver - Kitsilano	0	1	2	4	0	0	0	0	2	5	-60.0
Vancouver - False Creek	0	1	0	0	0	0	0	57	0	58	-100.0
Vancouver - Granville/Oak	2	2	4	0	0	0	0	0	6	2	200.0
Vancouver - Kerrisdale	5	2	0	0	0	0	2	0	7	2	**
Vancouver - Marpole	8	2	0	2	0	0	1	0	9	4	125.0
Vancouver - Eastside	20	28	4	4	0	6	8	12	32	50	-36.0
Vancouver - Mt. Pleasant	1	0	2	2	0	0	0	3	3	5	-40.0
Vancouver - Strath/Grand	2	1	4	0	0	0	0	0	6	1	**
Vancouver - Westside	23	25	0	0	0	0	2	2	25	27	-7.4
Vancouver Total	61	62	16	12	0	6	13	236	90	316	-71.5
West Vancouver	6	5	0	0	0	0	0	0	6	5	20.0
White Rock	8	2	0	0	0	3	5	1	13	6	116.7
First Nations	8	0	0	0	0	0	0	0	8	0	n/a
Vancouver CMA	312	253	62	26	313	182	496	532	1,183	993	19.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Anmore	3	5	0	0	0	0	0	0	3	5	-40.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	8	2	0	0	17	0	0	0	25	2	**
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	26	47	4	8	0	0	9	18	39	73	-46.6
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	8	26	8	22	42	0	3	71	61	119	-48.7
Burnaby - Central Park	13	10	2	14	4	0	239	0	258	24	**
Burnaby - Remainder	56	76	20	32	37	0	65	122	178	230	-22.6
Burnaby Total	104	161	34	76	83	0	317	211	538	448	20.1
Coquitlam	98	70	18	30	60	8	243	288	419	396	5.8
Delta - Tsawwassen	6	8	0	0	0	0	0	1	6	9	-33.3
Delta - Ladner	3	18	0	0	0	0	2	13	5	31	-83.9
Delta - North	24	11	0	22	19	0	20	10	63	43	46.5
Delta	33	37	0	22	19	0	22	24	74	83	-10.8
Langley City	4	1	0	0	0	6	0	0	4	7	-42.9
Langley District	64	71	0	0	164	80	94	100	322	251	28.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	56	46	20	0	94	27	22	0	192	73	163.0
New Westminster	18	19	4	2	12	35	0	193	34	249	-86.3
North Vancouver City	5	16	4	2	12	4	120	212	141	234	-39.7
North Vancouver DM	48	24	0	0	0	0	99	12	147	36	**
Pitt Meadows	6	1	0	0	4	8	64	0	74	9	**
Port Coquitlam	5	20	0	2	42	40	66	164	113	226	-50.0
Port Moody	1	2	0	0	0	0	0	0	1	2	-50.0
Richmond	79	110	8	0	21	40	188	563	296	713	-58.5
Surrey - South	66	62	18	8	63	108	85	221	232	399	-41.9
Surrey - Cloverdale	18	23	0	4	99	75	6	8	123	110	11.8
Surrey - North	133	118	2	0	131	134	66	34	332	286	16.1
Surrey - Guildford	2	3	0	0	21	22	1	50	24	75	-68.0
Surrey - Whalley	29	29	0	0	4	0	350	8	383	37	**
Surrey Total	248	235	20	12	318	339	508	321	1,094	907	20.6
University Endowment Lands	1	0	0	0	0	7	0	232	1	239	-99.6
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	81	651	81	651	-87.6
Vancouver - Kitsilano	3	5	4	8	0	0	1	122	8	135	-94.1
Vancouver - False Creek	0	1	0	0	0	0	189	57	189	58	**
Vancouver - Granville/Oak	4	5	4	4	0	4	4	0	12	13	-7.7
Vancouver - Kerrisdale	14	27	0	0	0	0	31	3	45	30	50.0
Vancouver - Marpole	21	33	4	4	0	0	96	5	121	42	188.1
Vancouver - Eastside	192	186	36	12	0	6	91	124	319	328	-2.7
Vancouver - Mt. Pleasant	1	1	8	28	0	0	23	3	32	32	0.0
Vancouver - Strath/Grand	2	7	6	8	0	6	12	1	20	22	-9.1
Vancouver - Westside	78	175	0	0	0	0	10	35	88	210	-58.1
Vancouver Total	315	440	62	64	0	16	538	1,001	915	1,521	-39.8
West Vancouver	38	21	2	0	0	0	0	147	40	168	-76.2
White Rock	21	11	0	0	0	3	15	8	36	22	63.6
First Nations	8	0	0	0	0	0	0	0	8	0	n/a
Vancouver CMA	1,163	1,292	172	210	846	613	2,296	3,476	4,477	5,591	-19.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	17	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	5	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	0	0	0	0	71	0	0
Burnaby - Central Park	0	0	0	0	12	0	0	0
Burnaby - Remainder	23	0	0	0	0	0	3	0
Burnaby Total	28	0	0	0	12	71	8	0
Coquitlam	36	4	0	0	71	0	25	11
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	11	0	0	0	0	0	4	4
Delta	11	0	0	0	0	0	5	4
Langley City	0	0	0	0	0	0	0	0
Langley District	49	36	0	0	0	0	9	12
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	57	12	0	0	0	0	0	0
New Westminster	0	35	0	0	0	118	0	0
North Vancouver City	5	0	0	0	0	60	2	2
North Vancouver DM	0	0	0	0	44	0	1	7
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	42	23	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	17	0	0	0	0	0	4	2
Surrey - South	12	26	0	0	42	0	3	0
Surrey - Cloverdale	18	14	0	0	0	0	1	2
Surrey - North	17	17	0	0	0	0	17	4
Surrey - Guildford	0	6	0	0	0	0	0	0
Surrey - Whalley	4	0	0	0	231	0	3	2
Surrey Total	51	63	0	0	273	0	24	8
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	21	0	141
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	57	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	2	0
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	0	6	0	0	0	0	8	12
Vancouver - Mt. Pleasant	0	0	0	0	0	3	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	2	2
Vancouver Total	0	6	0	0	0	81	13	155
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	3	0	0	0	0	5	1
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	313	182	0	0	400	330	96	202

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	17	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	18	9	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	42	0	0	0	0	71	3	0
Burnaby - Central Park	4	0	0	0	236	0	3	0
Burnaby - Remainder	37	0	0	0	45	122	20	0
Burnaby Total	83	0	0	0	281	211	36	0
Coquitlam	60	8	0	0	181	250	62	38
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	13	2	0
Delta - North	19	0	0	0	0	0	20	10
Delta	19	0	0	0	0	13	22	11
Langley City	0	6	0	0	0	0	0	0
Langley District	164	80	0	0	65	66	29	34
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	94	27	0	0	22	0	0	0
New Westminster	12	35	0	0	0	193	0	0
North Vancouver City	12	4	0	0	0	206	120	6
North Vancouver DM	0	0	0	0	74	0	25	12
Pitt Meadows	4	8	0	0	64	0	0	0
Port Coquitlam	42	40	0	0	66	94	0	70
Port Moody	0	0	0	0	0	0	0	0
Richmond	21	40	0	0	166	487	22	76
Surrey - South	63	108	0	0	75	218	10	3
Surrey - Cloverdale	99	75	0	0	0	0	6	8
Surrey - North	131	134	0	0	0	0	66	34
Surrey - Guildford	21	22	0	0	0	49	1	1
Surrey - Whalley	4	0	0	0	334	0	16	8
Surrey Total	318	339	0	0	409	267	99	54
University Endowment Lands	0	7	0	0	0	232	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	81	510	0	141
Vancouver - Kitsilano	0	0	0	0	0	100	1	22
Vancouver - False Creek	0	0	0	0	189	57	0	0
Vancouver - Granville/Oak	0	4	0	0	3	0	1	0
Vancouver - Kerrisdale	0	0	0	0	27	0	4	3
Vancouver - Marpole	0	0	0	0	92	0	4	5
Vancouver - Eastside	0	6	0	0	14	15	77	109
Vancouver - Mt. Pleasant	0	0	0	0	23	3	0	0
Vancouver - Strath/Grand	0	6	0	0	12	0	0	1
Vancouver - Westside	0	0	0	0	0	3	10	32
Vancouver Total	0	16	0	0	441	688	97	313
West Vancouver	0	0	0	0	0	6	0	141
White Rock	0	3	0	0	0	0	15	8
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	846	613	0	0	1,769	2,713	527	763

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	1	17	0	0	0	18	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	3	0	0	5	0	12	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	1	5	71	0	0	10	72
Burnaby - Central Park	1	0	12	0	0	0	13	0
Burnaby - Remainder	12	4	23	0	3	0	38	4
Burnaby Total	25	8	40	71	8	0	73	79
Coquitlam	43	30	117	4	25	11	185	45
Delta - Tsawwassen	2	3	0	0	0	0	2	3
Delta - Ladner	1	6	0	0	1	6	2	12
Delta - North	4	7	11	0	4	4	19	11
Delta	7	16	11	0	5	10	23	26
Langley City	2	0	0	0	0	0	2	0
Langley District	18	24	49	36	12	12	79	72
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	25	13	75	12	0	0	100	25
New Westminster	6	2	0	153	0	0	6	155
North Vancouver City	5	7	5	60	2	5	12	72
North Vancouver DM	3	11	44	0	1	7	48	18
Pitt Meadows	4	1	0	0	0	0	4	1
Port Coquitlam	3	3	42	23	1	0	46	26
Port Moody	0	0	0	0	0	0	0	0
Richmond	29	15	23	0	4	3	56	18
Surrey - South	21	14	54	30	3	0	78	44
Surrey - Cloverdale	6	4	18	14	1	4	25	22
Surrey - North	34	25	17	17	19	4	70	46
Surrey - Guildford	0	1	0	6	0	0	0	7
Surrey - Whalley	3	7	235	0	3	2	241	9
Surrey Total	64	51	324	67	26	10	414	128
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	21	0	141	0	162
Vancouver - Kitsilano	2	5	0	0	0	0	2	5
Vancouver - False Creek	0	1	0	57	0	0	0	58
Vancouver - Granville/Oak	6	2	0	0	0	0	6	2
Vancouver - Kerrisdale	5	2	0	0	2	0	7	2
Vancouver - Marpole	7	4	0	0	2	0	9	4
Vancouver - Eastside	12	20	0	6	20	24	32	50
Vancouver - Mt. Pleasant	3	2	0	3	0	0	3	5
Vancouver - Strath/Grand	6	0	0	0	0	1	6	1
Vancouver - Westside	21	19	0	0	4	8	25	27
Vancouver Total	62	55	0	87	28	174	90	316
West Vancouver	6	5	0	0	0	0	6	5
White Rock	8	2	0	3	5	1	13	6
First Nations	7	0	0	0	1	0	8	0
Vancouver CMA	318	244	747	516	118	233	1,183	993

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	--	--
Belcarra													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
April 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	2	28.6	1	14.3	2	28.6	2	28.6	0	0.0	7	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Burnaby													
April 2015	0	0.0	0	0.0	1	2.8	20	55.6	15	41.7	36	1,461,500	1,479,329
April 2014	0	0.0	1	2.4	7	17.1	23	56.1	10	24.4	41	1,238,000	1,276,551
Year-to-date 2015	0	0.0	0	0.0	9	7.2	70	56.0	46	36.8	125	1,408,000	1,453,005
Year-to-date 2014	0	0.0	2	1.2	29	16.8	106	61.3	36	20.8	173	1,208,000	1,282,901
Coquitlam													
April 2015	0	0.0	0	0.0	43	84.3	7	13.7	1	2.0	51	925,000	948,568
April 2014	0	0.0	0	0.0	23	85.2	4	14.8	0	0.0	27	880,000	926,503
Year-to-date 2015	0	0.0	2	1.7	76	63.9	31	26.1	10	8.4	119	951,333	1,029,312
Year-to-date 2014	0	0.0	8	12.9	38	61.3	15	24.2	1	1.6	62	880,429	944,691
Delta													
April 2015	0	0.0	0	0.0	4	57.1	3	42.9	0	0.0	7	--	--
April 2014	1	7.7	0	0.0	6	46.2	4	30.8	2	15.4	13	999,000	1,105,418
Year-to-date 2015	0	0.0	1	2.5	21	52.5	17	42.5	1	2.5	40	972,500	1,076,685
Year-to-date 2014	1	3.6	3	10.7	13	46.4	8	28.6	3	10.7	28	935,833	1,047,082
Langley City													
April 2015	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Langley District													
April 2015	5	22.7	8	36.4	4	18.2	3	13.6	2	9.1	22	702,500	852,316
April 2014	4	16.0	12	48.0	7	28.0	1	4.0	1	4.0	25	675,234	767,432
Year-to-date 2015	7	9.7	35	48.6	12	16.7	7	9.7	11	15.3	72	713,809	957,439
Year-to-date 2014	10	13.3	33	44.0	22	29.3	5	6.7	5	6.7	75	699,900	828,343

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Maple Ridge													
April 2015	15	44.1	14	41.2	3	8.8	2	5.9	0	0.0	34	615,950	639,976
April 2014	10	55.6	7	38.9	0	0.0	1	5.6	0	0.0	18	563,315	605,180
Year-to-date 2015	36	43.9	37	45.1	5	6.1	4	4.9	0	0.0	82	611,450	633,160
Year-to-date 2014	30	55.6	17	31.5	4	7.4	3	5.6	0	0.0	54	587,950	632,088
New Westminster													
April 2015	0	0.0	3	30.0	5	50.0	2	20.0	0	0.0	10	783,500	838,900
April 2014	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	–	–
Year-to-date 2015	1	4.2	7	29.2	12	50.0	4	16.7	0	0.0	24	799,900	828,507
Year-to-date 2014	0	0.0	5	45.5	2	18.2	4	36.4	0	0.0	11	840,000	923,945
North Vancouver City													
April 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	–	–
April 2014	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	–	–
Year-to-date 2015	0	0.0	0	0.0	0	0.0	7	58.3	5	41.7	12	1,394,500	1,546,333
Year-to-date 2014	0	0.0	0	0.0	1	4.0	8	32.0	16	64.0	25	1,630,000	1,568,477
North Vancouver DM													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	–	–
April 2014	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	–	–
Year-to-date 2015	0	0.0	0	0.0	0	0.0	12	20.7	46	79.3	58	2,028,200	2,060,653
Year-to-date 2014	0	0.0	0	0.0	0	0.0	7	25.0	21	75.0	28	1,812,500	1,878,625
Pitt Meadows													
April 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	–	–
April 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	–	–
Year-to-date 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	–	–
Year-to-date 2014	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	–	–
Port Coquitlam													
April 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	–	–
April 2014	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	–	–
Year-to-date 2015	2	40.0	0	0.0	3	60.0	0	0.0	0	0.0	5	–	–
Year-to-date 2014	1	4.2	6	25.0	17	70.8	0	0.0	0	0.0	24	786,450	800,297
Port Moody													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	–	–
Year-to-date 2014	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	–	–
Richmond													
April 2015	0	0.0	0	0.0	1	2.4	7	16.7	34	81.0	42	1,929,000	1,983,130
April 2014	1	3.0	0	0.0	5	15.2	17	51.5	10	30.3	33	1,240,000	1,325,388
Year-to-date 2015	0	0.0	0	0.0	3	3.2	30	31.9	61	64.9	94	1,705,905	1,812,917
Year-to-date 2014	1	0.7	0	0.0	14	9.9	49	34.5	78	54.9	142	1,539,400	1,603,423

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
April 2015	7	10.0	23	32.9	30	42.9	8	11.4	2	2.9	70	792,450	820,199
April 2014	2	2.8	30	41.7	32	44.4	4	5.6	4	5.6	72	769,500	848,373
Year-to-date 2015	27	9.5	94	33.1	106	37.3	39	13.7	18	6.3	284	799,000	904,130
Year-to-date 2014	22	8.0	112	40.6	102	37.0	27	9.8	13	4.7	276	765,678	847,453
University Endowment Lands													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
April 2015	1	2.0	1	2.0	0	0.0	7	14.0	41	82.0	50	2,700,000	2,664,061
April 2014	0	0.0	0	0.0	1	1.2	27	33.3	53	65.4	81	2,087,000	2,310,010
Year-to-date 2015	1	0.4	1	0.4	0	0.0	38	16.6	189	82.5	229	2,199,000	2,430,992
Year-to-date 2014	0	0.0	4	1.0	9	2.3	95	24.1	287	72.7	395	2,300,000	2,569,690
West Vancouver													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	4.5	42	95.5	44	3,200,000	3,434,180
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	3,404,500	3,977,376
White Rock													
April 2015	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
April 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	0	0.0	0	0.0	3	23.1	5	38.5	5	38.5	13	1,350,000	1,819,996
Year-to-date 2014	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	10	1,591,500	1,689,610
First Nations													
April 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
April 2015	37	10.4	50	14.1	95	26.8	60	16.9	113	31.8	355	990,000	1,413,133
April 2014	18	5.3	55	16.2	81	23.8	89	26.2	97	28.5	340	1,100,000	1,386,342
Year-to-date 2015	83	6.8	184	15.0	254	20.7	271	22.1	437	35.6	1,229	1,190,000	1,478,295
Year-to-date 2014	66	4.9	193	14.4	255	19.0	335	24.9	495	36.8	1,344	1,231,500	1,595,336

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2015						
Submarket	April 2015	April 2014	% Change	YTD 2015	YTD 2014	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby	1,479,329	1,276,551	15.9	1,453,005	1,282,901	13.3
Coquitlam	948,568	926,503	2.4	1,029,312	944,691	9.0
Delta	--	1,105,418	n/a	1,076,685	1,047,082	2.8
Langley City	--	--	n/a	--	--	n/a
Langley District	852,316	767,432	11.1	957,439	828,343	15.6
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	639,976	605,180	5.7	633,160	632,088	0.2
New Westminster	838,900	--	n/a	828,507	923,945	-10.3
North Vancouver City	--	--	n/a	1,546,333	1,568,477	-1.4
North Vancouver DM	--	--	n/a	2,060,653	1,878,625	9.7
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	800,297	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,983,130	1,325,388	49.6	1,812,917	1,603,423	13.1
Surrey	820,199	848,373	-3.3	904,130	847,453	6.7
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,664,061	2,310,010	15.3	2,430,992	2,569,690	-5.4
West Vancouver	--	--	n/a	3,434,180	3,977,376	-13.7
White Rock	--	--	n/a	1,819,996	1,689,610	7.7
First Nations	--	--	n/a	--	--	n/a
Vancouver CMA	1,413,133	1,386,342	1.9	1,478,295	1,595,336	-7.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver April 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	1,804	31.3	2,704	5,498	4,926	54.9	812,536	8.5	809,125
	February	2,570	41.1	2,743	4,860	4,678	58.6	846,978	11.3	811,647
	March	2,697	13.7	2,292	5,445	4,600	49.8	801,543	5.6	791,405
	April	3,090	15.9	2,651	6,118	4,898	54.1	801,171	8.3	794,341
	May	3,331	13.4	2,715	6,111	4,749	57.2	814,418	5.4	797,818
	June	3,452	29.4	2,902	5,518	4,811	60.3	796,714	4.4	802,749
	July	3,111	4.2	2,749	5,115	4,868	56.5	805,061	6.3	822,430
	August	2,820	10.3	2,992	4,036	4,788	62.5	802,763	2.3	801,927
	September	2,965	17.5	2,969	5,348	4,787	62.0	836,735	6.4	833,455
	October	3,113	15.4	2,999	4,608	4,942	60.7	819,336	5.6	815,917
	November	2,567	7.4	3,022	3,115	4,853	62.3	801,450	3.4	829,610
	December	2,173	9.2	2,957	1,937	4,809	61.5	819,384	4.3	847,661
2015	January	1,948	8.0	3,145	4,887	4,708	66.8	827,558	1.8	826,388
	February	3,108	20.9	3,418	5,566	5,215	65.5	879,069	3.8	843,692
	March	4,132	53.2	3,503	6,168	4,960	70.6	891,652	11.2	872,904
	April	4,254	37.7	3,541	6,041	4,665	75.9	899,178	12.2	892,822
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	7,071	27.0		15,803			820,861	8.4	
	Q1 2015	9,188	29.9		16,621			873,807	6.5	
	YTD 2014	10,161	23.4		21,921			814,873	8.4	
	YTD 2015	13,442	32.3		22,662			881,836	8.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2015

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	96.4	118.7	1,266	6.2	65.0	895
	February	595	3.14	5.24	96.4	119.5	1,270	6.2	65.1	883
	March	581	3.14	4.99	96.3	120.3	1,269	5.9	64.8	879
	April	570	3.14	4.79	96.0	120.7	1,268	5.8	64.6	878
	May	570	3.14	4.79	95.8	121.2	1,273	5.7	64.7	877
	June	570	3.14	4.79	95.7	121.4	1,276	5.7	64.8	878
	July	570	3.14	4.79	95.5	121.2	1,278	5.8	64.8	878
	August	570	3.14	4.79	95.8	121.2	1,275	5.8	64.6	887
	September	570	3.14	4.79	95.8	121.2	1,275	6.0	64.6	894
	October	570	3.14	4.79	96.2	120.6	1,277	6.2	64.8	888
	November	570	3.14	4.79	96.0	120.5	1,283	6.2	65.0	885
	December	570	3.14	4.79	95.9	119.6	1,283	6.0	64.8	890
2015	January	570	3.14	4.79	95.8	119.7	1,284	5.8	64.7	906
	February	567	2.89	4.74	95.8	120.6	1,282	5.9	64.5	913
	March	567	2.89	4.74	95.8	121.5	1,280	6.0	64.4	921
	April	561	2.89	4.64		121.3	1,271	6.1	63.9	928
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2015	35	0	0	1	0	0	3	17	56
April 2014	18	0	0	0	0	79	3	3	103
% Change	94.4	n/a	n/a	n/a	n/a	-100.0	0.0	**	-45.6
Year-to-date 2015	73	0	0	1	32	67	11	21	205
Year-to-date 2014	58	0	0	0	0	79	6	9	152
% Change	25.9	n/a	n/a	n/a	n/a	-15.2	83.3	133.3	34.9
UNDER CONSTRUCTION									
April 2015	201	0	0	1	95	196	22	42	557
April 2014	131	0	0	0	61	271	13	120	596
% Change	53.4	n/a	n/a	n/a	55.7	-27.7	69.2	-65.0	-6.5
COMPLETIONS									
April 2015	13	0	0	0	0	60	4	3	80
April 2014	24	0	0	0	0	0	1	72	97
% Change	-45.8	n/a	n/a	n/a	n/a	n/a	**	-95.8	-17.5
Year-to-date 2015	48	0	0	0	19	150	6	11	234
Year-to-date 2014	63	0	0	0	6	0	6	142	217
% Change	-23.8	n/a	n/a	n/a	**	n/a	0.0	-92.3	7.8
COMPLETED & NOT ABSORBED									
April 2015	38	0	0	0	48	86	n/a	n/a	172
April 2014	51	0	0	0	70	0	n/a	n/a	121
% Change	-25.5	n/a	n/a	n/a	-31.4	n/a	n/a	n/a	42.1
ABSORBED									
April 2015	19	0	0	0	2	38	n/a	n/a	59
April 2014	26	0	0	0	5	0	n/a	n/a	31
% Change	-26.9	n/a	n/a	n/a	-60.0	n/a	n/a	n/a	90.3
Year-to-date 2015	58	0	0	0	11	80	n/a	n/a	149
Year-to-date 2014	79	1	0	0	22	10	n/a	n/a	112
% Change	-26.6	-100.0	n/a	n/a	-50.0	**	n/a	n/a	33.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
April 2015	20	0	0	1	0	0	1	17	39
April 2014	8	0	0	0	0	79	0	3	90
Mission DM									
April 2015	15	0	0	0	0	0	2	0	17
April 2014	10	0	0	0	0	0	3	0	13
First Nations									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2015	35	0	0	1	0	0	3	17	56
April 2014	18	0	0	0	0	79	3	3	103
UNDER CONSTRUCTION									
Abbotsford City									
April 2015	107	0	0	1	95	196	9	42	450
April 2014	73	0	0	0	61	229	4	120	487
Mission DM									
April 2015	94	0	0	0	0	0	13	0	107
April 2014	58	0	0	0	0	42	9	0	109
First Nations									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2015	201	0	0	1	95	196	22	42	557
April 2014	131	0	0	0	61	271	13	120	596
COMPLETIONS									
Abbotsford City									
April 2015	9	0	0	0	0	60	3	3	75
April 2014	16	0	0	0	0	0	1	72	89
Mission DM									
April 2015	4	0	0	0	0	0	1	0	5
April 2014	8	0	0	0	0	0	0	0	8
First Nations									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2015	13	0	0	0	0	60	4	3	80
April 2014	24	0	0	0	0	0	1	72	97

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
April 2015	14	0	0	0	48	86	n/a	n/a	148
April 2014	31	0	0	0	70	0	n/a	n/a	101
Mission DM									
April 2015	24	0	0	0	0	0	n/a	n/a	24
April 2014	20	0	0	0	0	0	n/a	n/a	20
First Nations									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
April 2015	38	0	0	0	48	86	n/a	n/a	172
April 2014	51	0	0	0	70	0	n/a	n/a	121
ABSORBED									
Abbotsford City									
April 2015	14	0	0	0	2	38	n/a	n/a	54
April 2014	17	0	0	0	5	0	n/a	n/a	22
Mission DM									
April 2015	5	0	0	0	0	0	n/a	n/a	5
April 2014	9	0	0	0	0	0	n/a	n/a	9
First Nations									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
April 2015	19	0	0	0	2	38	n/a	n/a	59
April 2014	26	0	0	0	5	0	n/a	n/a	31

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Abbotsford City	22	8	0	0	0	0	17	82	39	90	-56.7
Mission DM	17	13	0	0	0	0	0	0	17	13	30.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	39	21	0	0	0	0	17	82	56	103	-45.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	41	31	0	0	32	0	88	88	161	119	35.3
Mission DM	44	33	0	0	0	0	0	0	44	33	33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	85	64	0	0	32	0	88	88	205	152	34.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Abbotsford City	0	0	0	0	0	79	17	3
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	79	17	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	32	0	0	0	67	79	21	9
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	32	0	0	0	67	79	21	9

Table 2.4: Starts by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Abbotsford City	20	8	1	79	18	3	39	90
Mission DM	15	10	0	0	2	3	17	13
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	35	18	1	79	20	6	56	103

Table 2.5: Starts by Submarket and by Intended Market
January - April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	36	31	100	79	25	9	161	119
Mission DM	37	27	0	0	7	6	44	33
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	73	58	100	79	32	15	205	152

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Abbotsford City	12	17	0	0	0	0	63	72	75	89	-15.7
Mission DM	5	8	0	0	0	0	0	0	5	8	-37.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	17	25	0	0	0	0	63	72	80	97	-17.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Abbotsford City	31	45	0	0	19	6	161	142	211	193	9.3
Mission DM	23	24	0	0	0	0	0	0	23	24	-4.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	54	69	0	0	19	6	161	142	234	217	7.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Abbotsford City	0	0	0	0	60	0	3	72
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	60	0	3	72

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	19	6	0	0	150	0	11	142
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	19	6	0	0	150	0	11	142

Table 3.4: Completions by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Abbotsford City	9	16	60	0	6	73	75	89
Mission DM	4	8	0	0	1	0	5	8
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	13	24	60	0	7	73	80	97

Table 3.5: Completions by Submarket and by Intended Market
January - April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Abbotsford City	28	40	169	6	14	147	211	193
Mission DM	20	23	0	0	3	1	23	24
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	48	63	169	6	17	148	234	217

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
April 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
April 2015	3	21.4	2	14.3	6	42.9	1	7.1	2	14.3	14	574,450	568,257
April 2014	1	5.9	4	23.5	9	52.9	0	0.0	3	17.6	17	599,900	622,627
Year-to-date 2015	3	7.9	11	28.9	14	36.8	3	7.9	7	18.4	38	579,450	604,912
Year-to-date 2014	1	2.0	8	16.0	25	50.0	5	10.0	11	22.0	50	615,900	639,955
Mission DM													
April 2015	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
April 2014	4	44.4	3	33.3	2	22.2	0	0.0	0	0.0	9	--	--
Year-to-date 2015	5	25.0	12	60.0	3	15.0	0	0.0	0	0.0	20	469,400	483,421
Year-to-date 2014	13	44.8	11	37.9	5	17.2	0	0.0	0	0.0	29	458,900	466,974
First Nations													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
April 2015	6	31.6	4	21.1	6	31.6	1	5.3	2	10.5	19	539,000	541,537
April 2014	5	19.2	7	26.9	11	42.3	0	0.0	3	11.5	26	559,950	572,039
Year-to-date 2015	8	13.8	23	39.7	17	29.3	3	5.2	7	12.1	58	539,450	563,019
Year-to-date 2014	14	17.7	19	24.1	30	38.0	5	6.3	11	13.9	79	565,900	576,456

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2015

Submarket	April 2015	April 2014	% Change	YTD 2015	YTD 2014	% Change
Abbotsford City	568,257	622,627	-8.7	604,912	639,955	-5.5
Mission DM	–	–	n/a	483,421	466,974	3.5
First Nations	–	–	n/a	–	–	n/a
Abbotsford-Mission CMA	541,537	572,039	-5.3	563,019	576,456	-2.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
April 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	729	26.6	1,155	2,376	2,254	51.2	491,415	13.0	512,356
	February	1,044	20.4	1,173	2,351	2,270	51.7	524,435	11.4	516,434
	March	1,195	15.0	1,085	2,524	2,204	49.2	505,698	4.7	506,428
	April	1,396	9.4	1,196	2,877	2,260	52.9	504,550	1.8	495,504
	May	1,546	19.7	1,260	2,903	2,306	54.6	536,186	7.3	520,742
	June	1,598	27.0	1,251	2,677	2,352	53.2	516,798	3.4	503,481
	July	1,526	10.4	1,237	2,377	2,082	59.4	503,722	0.6	501,158
	August	1,231	1.8	1,261	2,156	2,303	54.8	528,939	9.7	526,015
	September	1,344	24.7	1,358	2,529	2,334	58.2	520,477	5.8	520,275
	October	1,376	16.3	1,363	2,124	2,297	59.3	528,118	8.2	530,662
	November	1,053	14.5	1,343	1,507	2,325	57.8	518,977	-0.2	535,115
	December	979	20.1	1,333	995	2,409	55.3	523,874	7.8	535,021
2015	January	802	10.0	1,359	2,327	2,327	58.4	524,068	6.6	544,488
	February	1,262	20.9	1,461	2,348	2,296	63.6	551,811	5.2	544,494
	March	1,738	45.4	1,553	2,793	2,296	67.6	558,457	10.4	553,991
	April	1,928	38.1	1,554	2,921	2,370	65.6	555,793	10.2	547,499
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	2,968	19.6		7,251			508,781	8.8	
	Q1 2015	3,802	28.1		7,468			548,997	7.9	
	YTD 2014	4,364	16.1		10,128			507,427	6.4	
	YTD 2015	5,730	31.3		10,389			551,284	8.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
April 2015

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	95.0	117.1	89	8.2	67.7	804
	February	595	3.14	5.24	95.0	118.0	88	8.4	67.5	809
	March	581	3.14	4.99	94.9	118.6	88	7.6	67.0	809
	April	570	3.14	4.79	94.6	119.0	90	7.4	67.6	800
	May	570	3.14	4.79	94.4	119.7	89	7.4	67.4	793
	June	570	3.14	4.79	94.3	119.8	88	7.7	66.5	805
	July	570	3.14	4.79	94.2	119.6	86	8.0	65.2	818
	August	570	3.14	4.79	94.4	119.6	85	8.0	64.3	828
	September	570	3.14	4.79	94.4	119.5	85	7.6	63.9	814
	October	570	3.14	4.79	94.7	119.0	86	6.7	64.2	805
	November	570	3.14	4.79	94.5	118.8	86	6.5	63.9	815
	December	570	3.14	4.79	94.5	118.1	86	6.4	64.1	836
2015	January	570	3.14	4.79	94.4	118.0	86	6.2	64.0	846
	February	567	2.89	4.74	94.4	118.9	88	5.9	65.0	850
	March	567	2.89	4.74	94.4	119.8	90	5.9	66.4	854
	April	561	2.89	4.64		119.6	92	6.0	67.4	867
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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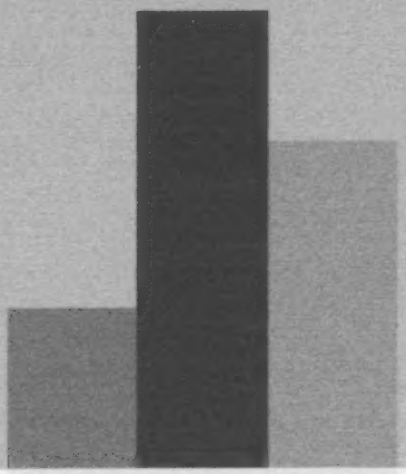

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